



**Chelsea Planning Commission
Work Session
Agenda**

Council Chambers, 311 S. Main Street, Chelsea, MI 48118
Tuesday October 6, 2026, at 7:00 p.m.

- a. Comprehensive Zoning Ordinance Update – Article 5, Mixed Use Development Standards

Zoom Information

Webinar ID: 871 3996 2965

Passcode: 131535

<https://us02web.zoom.us/j/87139962965?pwd=byPfl1DA2tMXgdjRL3OF0LyeYH8kot.1>

Persons requiring reasonable accommodation in order for the meeting to be accessible to them are requested to notify the Chelsea Community Development Department of such request no later than two (2) business days prior to the date of the meeting.



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MEMORANDUM

TO: City of Chelsea Planning Commission
FROM: Michelle Marin, AICP
DATE: September 16, 2026
RE: Discussion Guide: Comprehensive Zoning Ordinance Update, Mixed Use Development Standards

The August 27th memorandum summarizes revisions made in response to the August 4th work session and identifies several items where Planning Commission direction is still needed. The overall structure of the Article 5 rewrite remains intact. This guide is organized around those decision points so the Commission can work through them one at a time at the October 6th work session.

Items already incorporated into the draft

- Bicycle parking: Article 5 now expressly cross-references the bicycle parking standards in Section 8.11.N.
- Exterior materials: architectural metal panels with concealed fasteners are treated as secondary materials rather than primary materials.
- Administrative flexibility: “Administrative Adjustments” has been replaced with “Administrative Approval of Minor Modifications.”
- Planning Commission flexibility: “Alternative Compliance” has been replaced with “Planning Commission Approval of Alternative Design.”

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1. Parking Quantity Framework

The Article 5 draft regulates where parking may be located but currently relies on Article 8 for the number of required spaces. This discussion guide presents four approaches that may be applied uniformly or differently by district.

Approach	How it works	Main benefit	Main tradeoff
No minimum parking	No minimum number of spaces. The applicant determines supply.	Supports infill/reuse and avoids unnecessary pavement.	May shift demand to public or on-street spaces.
Reduced district minimums	Keep use-based parking minimums but reduce them by district. Example: DT 50% reduction; Center 100%; Gateway 75%.	Easy to administer and recognizes district differences.	Underlying use-by-use ratios may still overstate demand.
Simple mixed-use ratios	Replace many use-specific ratios with a few broad standards. Example: residential 1 space/unit; nonresidential 1/500 sq ft; parking study for assembly uses over 100 persons.	Clearer and easier when tenants change. More compatible with use-group style of regulations.	Broad ratios may not fit every use.
Minimums with parking credits	Keep minimums but allow credits for on-street, shared, public, or remote parking.	Makes better use of existing parking supply.	Credits and agreements can be more complex to document and enforce.

- a) Should the same parking framework apply in Downtown, Center, and Gateway, or should the standards vary by district? _____
- b) Which of the four approaches should be carried forward? _____
- c) If a hybrid is preferred, what should apply in each district? _____
- d) Should the Downtown municipal-lot exemption be retained as part of the selected framework? _____

[illegible]

2. Name of the Working “Center” District

The district name should be understandable to the public, distinct from Downtown and Gateway, and broad enough to describe an area intended for housing, services, civic activity, commercial uses, and mixed-use redevelopment.

Name option	Strength	Consideration
South Main District	Place-based, simple, and easy to locate.	Some parcels may not directly front South Main; mixed-use intent would rely on the purpose statement.
South Main Mixed-Use District	Combines geographic identity with a clear regulatory purpose.	Longer name and abbreviation; may still read as a corridor district.
South Main Core District	Place-based, concise, and conveys a concentrated mixed-use development pattern. Distinguishes the district from Downtown and Gateway while creating a recognizable identity	“Core” may imply a higher-intensity or more urban development pattern, so the district purpose should clarify the intended scale and relationship to Downtown.
Commercial Core District	Recognizable and consistent with the area’s established commercial role.	May understate housing, civic uses, and pedestrian-oriented mixed-use intent.
Crossroads District	Distinct identity tied to the meeting of major streets and development patterns.	Works best if the area is commonly understood as a crossroads.
Community Corridor District	Captures the city-serving role and South Main setting.	“Corridor” can suggest conventional strip development unless the purpose statement is strong.

- a) Which name best describes the district's intended role? _____
- b) Should the name emphasize geography (South Main), function (mixed-use), or identity (Crossroads/Community)? _____

[illegible]

3. Building Height and Story Limits

The redline reduces maximum building heights while retaining the previously proposed story limits. The Commission should confirm whether the feet and story limits should operate together as drafted.

District	Earlier Draft	Current Redline	Change
Downtown	4 stories / 55 ft	4 stories / 40 ft	15-ft reduction
Core / South Main (name TBD)	5 stories / 65 ft	5 stories / 55 ft	10-ft reduction
Gateway	5 stories / 65 ft	5 stories / 55 ft	10-ft reduction

Discussion focus: Fitting four stories within 40 feet may be difficult for some contemporary mixed-use construction, depending on ground-floor height and structural systems.

- a) Does the Commission want both a maximum story count and a maximum height in feet? _____
- b) Is 40 feet appropriate for Downtown if up to four stories are permitted? _____
- c) Are 55 feet and five stories appropriate for the Center and Gateway districts? _____

Commission direction on height / stories:

4. Exterior Material Standards

The revised draft moves architectural metal panels with concealed fasteners from the list of primary materials to the list of secondary materials. It also replaces broad administrative approval of unlisted materials with Planning Commission approval of an alternative material.

- a) Is the primary-versus-secondary treatment of architectural metal panels appropriate? _____
- b) Should approval of an alternative material require a finding that it provides an equal or better result in durability, appearance, and compatibility? _____

Commission direction on exterior materials:

5. Administrative Approval of Minor Modifications

The revised procedure is intended to provide limited administrative flexibility for small dimensional or design changes without functioning as a variance. The applicant must identify the standard, the requested modification, the physical constraint, and how the purpose of the standard will still be met.

What the procedure allows	What it may not change
Listed minor dimensional or design modifications within stated numerical limits; written findings; conditions of approval; written decision maintained with the property record; appeal to the ZBA.	Uses; special land use classifications; height; number of stories; density; residential transition setbacks; health and safety codes; or conditions previously imposed by a board or commission.

- a) Is “Administrative Approval of Minor Modifications” clear and distinct from a variance? _____
- b) Are the listed limits appropriately narrow for administrative review? _____
- c) Are there any standards that should be added to or removed from the list of eligible minor modifications? _____

Commission direction on minor modifications:

6. Planning Commission Approval of Alternative Design

The revised procedure allows an applicant to propose an alternative design that achieves an equal or better result than strict compliance. It is intended as an alternative method of meeting a design objective—not as a waiver or variance.

Eligible subjects include: building placement, frontage treatment, façade design, parking layout, landscaping, tree planting, pedestrian connections, public-realm improvements, and building design.

The procedure may not be used to: authorize a prohibited use, additional height or stories, or relief from statutory, accessibility, fire, building-code, or engineering requirements.

- a) Does the Commission support retaining this alternative-design procedure? _____
- b) Should the “equal or better result” standard remain the central finding? _____
- c) Are the eligible subjects appropriately defined? _____
- d) Are any additional safeguards or required findings needed? _____

Commission direction on alternative design:

7. Zoning Map Changes

The proposed mapping changes do two related things: they establish the new mixed-use district geography and identify specific frontages, edges, and developed sites where supplemental Article 5 standards would apply. The current map shows Downtown, the working South Main/Core district, and Gateway, together with three mapped transition designations.

Discussion focus: The Commission should confirm both the base district boundaries and the locations of the supplemental mapped designations before the zoning map and Article 5 Frontage and Transition Plan are finalized.

- a) Are the proposed boundaries of Downtown, the working South Main/Core district, and Gateway appropriate? _____
- b) Are the Neighborhood Transition Edges mapped in the locations where additional protection for adjoining residential neighborhoods is most important? _____
- c) Is the Gateway Frontage mapped along the appropriate portion of the South Main/M-52 corridor? _____
- d) Does the Commission support removing two parcels from the mixed-use districts? 6065 Sibley Road and 212 Buchanan St. Existing uses are a child day care center and a single-family residence. The rezonings would not result in any nonconformities. _____

Next Draft

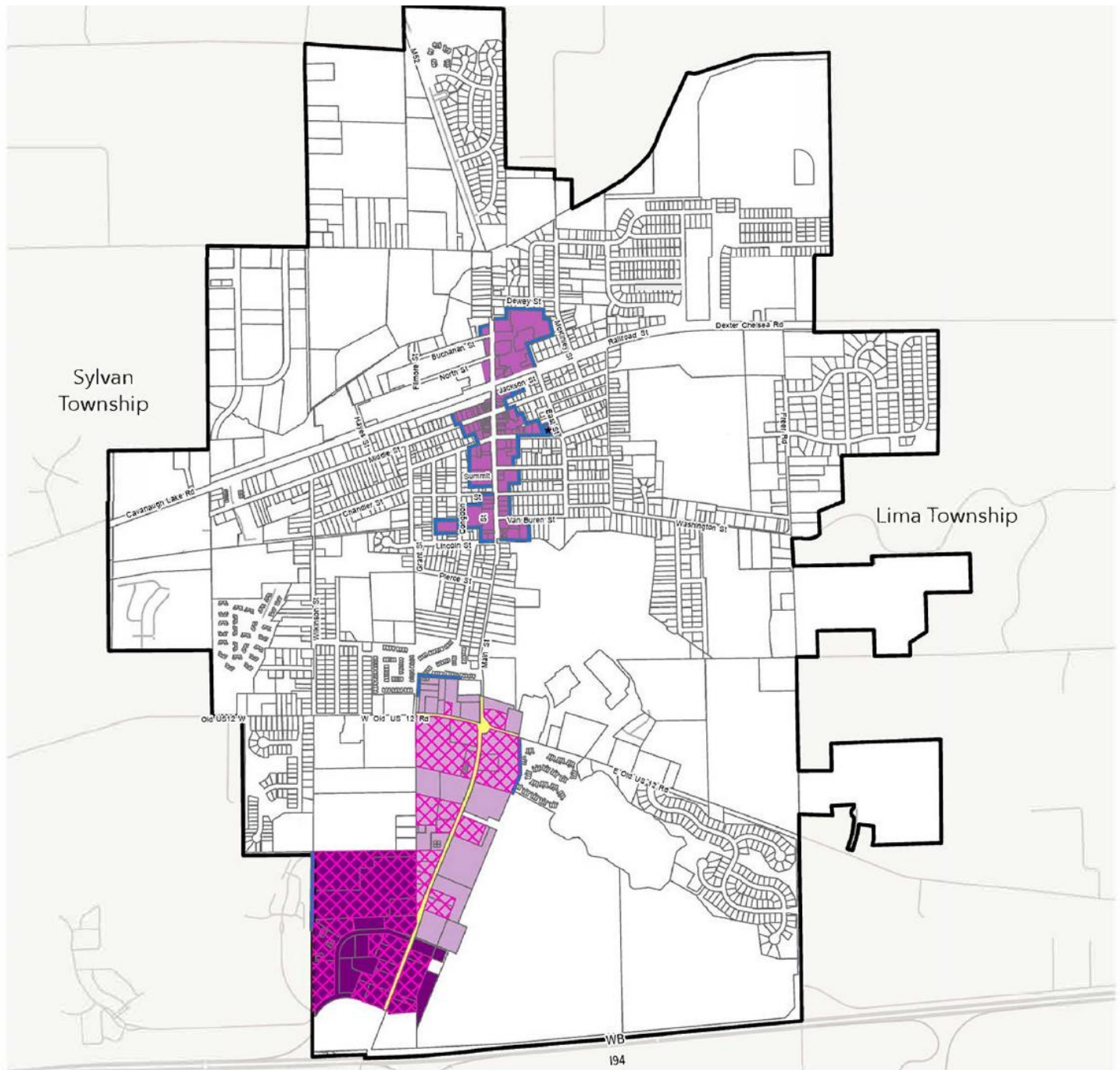
The September 15 public hearing has been completed. Following Planning Commission direction at this work session, the next draft and coordinated amendment package can be advanced through the following steps:

1. Revise Article 5 to reflect Planning Commission direction on the parking quantity framework, district name, building height and story limits, exterior material standards, administrative approval of minor modifications, Planning Commission approval of alternative designs, and the proposed zoning map and transition designations.
2. Prepare the coordinated amendments needed throughout the Zoning Ordinance, including updated mixed-use district terminology and abbreviations and all necessary cross-references.
3. Draft the selected mixed-use parking standards and corresponding Article 8 amendments, including any direction on district-specific reductions, parking credits, and the Downtown municipal-lot exemption.
4. Finalize the proposed mixed-use zoning map and the Article 5 Frontage and Transition Plan, including the base district boundaries and the Neighborhood Transition Edge, Gateway Frontage, and Front Parking Retrofit designations.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP
Associate Planner



Proposed Mixed Use Districts

- Downtown
- South Main District
- Gateway
- * Conditional Rezoning

Transition Zones

- Neighborhood Transition Edge
- Gateway Frontage
- Front Parking Retrofit

Proposed Mixed-Use Districts

City of Chelsea
Washtenaw County, Michigan



0 1,000 2,000 Feet

Data: Washtenaw County GIS, City of Chelsea
Date: August 24, 2024



ARTICLE 5.

MIXED-USE DEVELOPMENT STANDARDS

SECTION 5.01

Purpose, Findings, and Intent

A. Authority and Master Plan Basis

- (1) This Article is enacted pursuant to the authority granted by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, and is based upon and intended to implement the applicable goals, policies, future land use recommendations, and implementation actions of the City of Chelsea Master Plan 2025-2030, as amended.
- (2) The regulations of this Article are established to promote the public health, safety, and general welfare; encourage the use and development of land in accordance with its character, adaptability, and planned function; provide appropriate locations and relationships for housing, commerce, employment, services, civic uses, recreation, and other uses of land; lessen congestion; facilitate the adequate and efficient provision of transportation systems, utilities, public services, and community facilities; conserve natural resources and property values; and give reasonable consideration to the existing and intended character, particular suitability, and development trends of each district.

B. Legislative Findings. The City Council finds and determines that:

- (1) Chelsea is a compact and substantially developed regional center. Because relatively little undeveloped land remains within the City, a significant share of future growth must be accommodated through infill development, redevelopment, adaptive reuse, upper-story development, and more efficient use of existing sites and infrastructure.
- (2) Downtown Chelsea is a historic, compact, mixed-use, and pedestrian-oriented district characterized by buildings located near public sidewalks, active ground-floor frontages, upper-story occupancy, interconnected streets, and parking located primarily on streets or behind buildings. This traditional development pattern is an important community and economic asset.
- (3) The Center District contains established development, institutional and commercial activity, redevelopment opportunities, and sites capable of accommodating additional housing and compatible mixed-use infill. Development within the Center District should improve pedestrian connections, make efficient use of land and infrastructure, and contribute to an identifiable and cohesive district character.

- (4) The Gateway District is located near Interstate 94 and serves as a principal entrance to Chelsea. It accommodates regional commercial, lodging, employment, service, residential, and vehicle-oriented activity and requires standards that recognize necessary vehicular access while improving architecture, landscaping, tree canopy, pedestrian accessibility, coordinated access, and the visual identity of the City.
- (5) Chelsea has an identified need for additional housing and a broader range of housing choices. The mixed-use districts provide opportunities for apartments, upper-story dwellings, live/work units, townhouses, stacked townhouses, senior housing, and other appropriately scaled housing through infill development and redevelopment.
- (6) A broad and compatible range of uses, together with buildings and sites capable of adapting to different uses over time, supports economic vitality, efficient use of infrastructure, community resilience, and long-term reinvestment.
- (7) Building placement, entrances, sidewalks, bicycle facilities, pedestrian crossings, parking, loading, access management, and internal circulation directly affect transportation choice, accessibility, public safety, and the ability to travel between housing, employment, commerce, public facilities, and community destinations.
- (8) Healthy existing trees, new canopy trees, landscaping, publicly accessible open space, green infrastructure, and stormwater-management features contribute to environmental quality, pedestrian comfort, community character, public health, and long-term resilience.
- (9) Clear, objective, and measurable standards promote consistent and equitable administration, provide reasonable certainty to property owners and applicants, reduce unnecessary delay and expense, and allow the Planning Commission to focus on applications that require discretionary review.
- (10) Downtown, Center, and Gateway have distinct existing conditions, development patterns, transportation contexts, and intended future functions. Context-sensitive differences in building placement, parking, landscaping, frontage design, and pedestrian orientation are necessary to implement the Master Plan and advance legitimate public purposes.

C. Purpose and Intent. The purpose and intent of this Article is to:

- (1) Implement the applicable goals, policies, future land use recommendations, and implementation actions of the City of Chelsea Master Plan.
- (2) Preserve and reinforce the historic, compact, mixed-use, and pedestrian-oriented character of Downtown.
- (3) Establish the Center District as a connected mixed-use district that accommodates housing, commerce, employment, civic activity, services, and appropriately scaled infill and redevelopment.
- (4) Establish the Gateway District as an attractive and identifiable entrance to Chelsea that accommodates regional-serving and vehicle-oriented activity while improving architecture, landscaping, pedestrian accessibility, coordinated access, and community identity.

- (5) Expand housing opportunities through infill development, redevelopment, adaptive reuse, upper-story occupancy, and a broader range of dwelling and building forms.
- (6) Organize land uses into intensity-based groups that consider operational characteristics and potential effects rather than relying solely upon conventional land-use labels.
- (7) Permit compatible stand-alone and mixed-use development and encourage buildings and sites that can be adapted to different uses over time.
- (8) Improve pedestrian and bicycle connections within development sites and between development sites, public sidewalks, neighborhoods, employment areas, civic destinations, and Downtown.
- (9) Coordinate building placement, entrances, parking, loading, access drives, sidewalks, landscaping, open space, utilities, lighting, and stormwater facilities as components of an integrated site and public realm.
- (10) Preserve healthy existing trees where reasonably practicable and expand the long-term urban tree canopy through appropriate planting, soil preparation, species selection, protection, and maintenance.
- (11) Reduce the visual and physical dominance of surface parking, excessive curb cuts, loading areas, utilities, and service functions.
- (12) Provide clear, objective, and measurable development standards that support predictable decisions and a streamlined development-review process.
- (13) Provide limited and clearly defined administrative flexibility for unusual site conditions without undermining the purposes, planned character, or substantive requirements of this Article.
- (14) Protect neighboring properties, natural resources, transportation systems, and public facilities from unreasonable adverse effects while allowing property to be used and developed in accordance with the Master Plan and this Ordinance.

D. Effect of Findings and Purpose Statements.

- (1) The findings, purposes, and intent statements in this Section shall guide the administration and interpretation of this Article and shall inform the application of any expressly stated discretionary review standard.
- (2) The findings, purposes, and intent statements do not replace an objective standard, independently authorize approval of a use that is not permitted, or independently authorize denial of an application that complies with all applicable objective requirements of this Ordinance.

SECTION 5.02

Mixed-Use Districts

A. Districts Established.

- (1) The following mixed-use zoning districts are established and shall be applied only to land designated on the Official Zoning Map:

Symbol	District	Primary Role
DT	Downtown	Historic and traditional mixed-use core
CTR	Center	Housing-supportive, pedestrian-oriented mixed-use centers
GW	Gateway	Regional-serving, vehicle-accommodating, pedestrian-connected gateway

- (2) The boundaries of the mixed-use districts shall be as shown on the Official Zoning Map. District-boundary interpretation shall be governed by Article 3.

B. General Mixed-Use Framework

- (1) The term mixed-use describes the intended range and relationship of uses within a district. It does not require every lot, building, development phase, or project to contain both residential and nonresidential uses unless expressly required by another provision of this Ordinance.
- (2) A stand-alone residential, civic, commercial, employment, lodging, or other use may be established when the use is authorized by Section 5.04 and the development complies with the applicable form, site, public-realm, and design standards of this Article.
- (3) Multiple authorized uses may be located on the same lot or within the same building. Uses may be arranged vertically, horizontally, or in separate buildings as permitted by this Article.

C. DT Downtown District

- (1) **Purpose.** The Downtown District is intended to preserve and strengthen Chelsea's historic and traditional mixed-use core as a compact, active, economically vital, and pedestrian-oriented place.
- (2) **Intended Development Pattern.** Development should maintain or restore a continuous street wall; place active building frontages and primary entrances at or near public sidewalks; support upper-story housing, employment, and lodging; facilitate adaptive reuse; preserve frequent storefronts and pedestrian-scaled façades; and locate parking and service functions away from primary street frontages.
- (3) **Development Emphasis.** Infill, rehabilitation, adaptive reuse, and upper-story occupancy are encouraged. New development shall reinforce Downtown's established scale and public realm without being required to imitate a particular architectural period or style.

D. CTR Center District

- (1) **Purpose.** The Center District is intended to accommodate housing-rich, pedestrian-oriented mixed-use development and redevelopment in locations that function or can evolve as community activity centers.
- (2) **Intended Development Pattern.** Development should create identifiable, connected, and tree-lined places; accommodate a broad range of housing; orient buildings and entrances toward streets, sidewalks, and public spaces; provide direct pedestrian connections; place and screen parking to reduce its visual dominance; and support coordinated infill and reinvestment on established sites.
- (3) **Development Emphasis.** Stand-alone residential development, mixed-use development, civic and institutional uses, neighborhood- and community-serving commercial uses, and compatible employment uses are encouraged. Vehicle-oriented uses may be considered only as special land uses and shall satisfy the supplemental standards of this Article.

E. GW Gateway District

- (1) **Purpose.** The Gateway District is intended to create an attractive, coordinated, and identifiable entrance to Chelsea near Interstate 94 while accommodating regional-serving commercial, lodging, employment, service, residential, and vehicle-oriented uses.
- (2) **Intended Development Pattern.** Development should accommodate safe and functional vehicular access without allowing parking, curb cuts, stacking lanes, service areas, or outdoor operations to define the public frontage. Sites should provide coordinated access, internal pedestrian circulation, direct connections to public sidewalks, substantial tree canopy and landscaping, and buildings that address public streets and principal internal drives.
- (3) **Development Emphasis.** Infill and redevelopment should improve the corridor incrementally, provide additional housing and employment opportunities, make efficient use of existing infrastructure, strengthen Chelsea's community identity, and create a more comfortable environment for pedestrians and bicyclists while recognizing the district's regional and vehicle-accommodating function.

SECTION 5.03

Applicability and Scope

A. General Applicability

- (1) This Article applies to all land, uses, buildings, structures, and development activities in the Downtown, Center, and Gateway Districts, except as expressly limited or exempted by this Section.
- (2) Approval under this Article does not authorize work that requires approval under another provision of this Ordinance or under any applicable building, fire, accessibility, engineering, environmental, county, state, or federal requirement.

B. Relationship to Other Ordinance Provisions

- (1) This Article supplements the other requirements of this Ordinance. All applicable use-specific, general, landscaping, parking, sign, site plan, special land use, nonconformity, and administrative provisions remain in effect unless this Article expressly provides otherwise.
- (2) Where a direct conflict exists between this Article and a general provision elsewhere in this Ordinance, the more specific provision of this Article shall govern for property in a mixed-use district.
- (3) A use-specific standard in Article 4 governs the operation of the use. This Article governs the building form, site design, frontage, access, pedestrian circulation, landscaping, parking placement, and public-realm relationship of the development. Where the two cannot reasonably be applied together, the provision that more specifically regulates the subject matter shall govern.
- (4) Nothing in this Article shall be interpreted to authorize a use or regulation prohibited or preempted by state or federal law.

- C. Covered Development Activities.** The following development activities shall comply with this Article to the extent stated in Table 5.03.C. Compliance shall be based on the nature and extent of the proposed work rather than the value of the improvement.

Covered Development Activity	Required Compliance
New principal building or substantial reconstruction	All applicable requirements of this Article. Substantial reconstruction means demolition and replacement of more than 50 percent of the existing gross floor area.
Building addition	The addition and all new or relocated site improvements serving the addition shall comply. An addition that increases gross floor area by 50 percent or more shall be reviewed as a new principal building.
New story or increase in building height	The new story, altered roofline, and affected façades shall comply with the applicable building-form and building-design standards. Unrelated portions of the site are not required to be modified.
Street-facing façade alteration	The altered portion shall comply. If cumulative alterations affect 50 percent or more of a street-facing façade, the entire affected façade shall comply with the applicable entrance, transparency, blank-wall, articulation, and material standards.
Change of use or occupancy	The proposed use shall comply with Section 5.04, applicable use-specific standards, and applicable parking and loading requirements. No unrelated exterior or site modification is required unless physical work is proposed or a use-specific standard expressly requires the modification.

New parking, loading, stacking, display, service, or outdoor-use area; or expansion adding five or more parking spaces	The new or expanded area, required screening and landscaping, and a continuous pedestrian route connecting the affected area to a principal entrance shall comply. Existing portions outside the affected area are governed by Subsection E.
New or relocated curb cut, access drive, or internal connection	The new or relocated feature and all directly affected pedestrian crossings, sidewalks, landscape areas, and circulation elements shall comply.
Site plan amendment or modification during construction	The proposed change and all development elements directly affected by the change shall comply. Unchanged elements remain governed by the prior approval and Article 13.

D. Existing Buildings, Structures, and Site Conditions.

- (1) The legal status of a land use shall be determined separately from the legal status of the building, structure, parking area, access drive, landscaping, sign, or other physical site improvement associated with the use.
- (2) A lawful building, structure, or site improvement that does not comply with a physical requirement of this Article may remain and shall be governed by Article 13.
- (3) Approval of a covered development activity shall not require correction of an unrelated lawful nonconforming condition unless Table 5.03.C or another express provision of this Ordinance requires the correction.
- (4) A covered development activity shall not increase the extent or impact of a nonconformity except pursuant to an approved administrative deviation, variance, or other relief expressly authorized by this Ordinance.
- (5) Improvements that reduce or eliminate a nonconformity are encouraged and may be approved without requiring correction of other unrelated nonconformities.

E. Activities Exempt from Article 5 Compliance. The following activities are exempt from the requirements of this Article, but remain subject to all other applicable permits and laws:

- (1) Interior alteration that does not change the use or occupancy classification and does not include exterior or site work.
- (2) Ordinary maintenance and repair, including in-kind replacement of a lawful material, feature, equipment item, or site improvement.
- (3) Emergency work necessary to protect life, safety, or property.
- (4) Work required to comply with an order of a building, fire, accessibility, or other public-safety official, provided any departure from this Article is limited to the minimum necessary to comply with the order.
- (5) Routine landscape maintenance and replacement of dead, diseased, damaged, or invasive plant material in accordance with Article 7.
- (6) Temporary uses, special events, mobile food vending, and temporary or semi-permanent structures regulated by Article 4, except where Article 4 expressly requires compliance with a standard of this Article.

- (7) Signs regulated by Article 9, except for building or site work independently subject to this Article.
- (8) Work within a public right-of-way undertaken or authorized by the agency having jurisdiction.

F. Lawful Existing Single-Family Detached Dwellings.

- (1) A single-family detached dwelling lawfully established before the effective date of this Article shall be a permitted existing use at its existing location. Such dwelling shall not be considered a nonconforming use solely because new single-family detached dwellings are not included within an authorized use group under Section 5.04.
- (2) **Continued Use.**
A permitted existing single-family detached dwelling may continue to be occupied and used as a single-family dwelling. A change in ownership, tenancy, or occupancy shall not affect its status under this subsection.
- (3) **Activities Exempt from Mixed-Use Form Standards.**
The following activities involving a permitted existing single-family detached dwelling shall not be subject to Sections 5.05 through 5.10, except where expressly stated otherwise:
 - a) Ordinary maintenance and repair.
 - b) Interior alterations that do not increase the number of dwelling units.
 - c) Replacement of roofing, siding, windows, doors, porches, decks, and similar residential features.
 - d) Accessibility improvements.
 - e) Construction, alteration, or replacement of a lawful accessory building or structure.
 - f) Installation or replacement of residential mechanical equipment.
 - g) An addition permitted under Subsection 4.
 - h) Reconstruction permitted under Subsection 5.
 - i) All such activities shall remain subject to the generally applicable dimensional, accessory-structure, parking, lot-coverage, building, and other requirements of this Ordinance.
- (4) **Limited Additions.** An addition to a permitted existing single-family detached dwelling shall not be subject to the building-placement, frontage-occupancy, transparency, ground-floor activation, or commercial building-design standards of this Article when:
 - a) The cumulative gross floor area of additions constructed after the effective date of this Article does not exceed 25 percent of the existing gross floor area or 500 square feet, whichever is greater;
 - b) The addition does not reduce the existing setback from a public street;
 - c) An attached garage or carport is not placed closer to the primary street than the principal residential façade;

- d) The addition does not increase an existing dimensional nonconformity, except as approved by the Zoning Board of Appeals; and
- e) The addition complies with all other applicable provisions of this Ordinance.

An addition exceeding this threshold shall be reviewed under Subsection 6.

(5) **Reconstruction.**

A permitted existing single-family detached dwelling that is damaged or destroyed may be reconstructed and resumed as a single-family detached dwelling, provided that:

- a) Reconstruction begins within 12 months after the date of damage or destruction, unless an extension is granted in accordance with Article 13;
- b) The reconstructed dwelling does not contain more dwelling units than existed before the damage or destruction;
- c) The reconstructed dwelling does not increase the degree of any dimensional nonconformity; and
- d) The reconstructed dwelling complies with applicable building, fire, and other construction codes.

Nothing in this subsection shall require reconstruction of a dwelling that has been voluntarily demolished for redevelopment.

(6) **Major Additions and Replacement Dwellings.**

An addition exceeding the threshold in Subsection D, or the voluntary demolition and replacement of a permitted existing single-family detached dwelling, shall comply with the following:

- a) The maximum building height and residential-transition standards applicable to the district;
- b) The generally applicable yard, lot-coverage, and impervious-surface standards of this Ordinance;
- c) The principal entrance shall face or be clearly visible from a public street;
- d) An attached garage or carport shall not project closer to the primary street than the principal residential façade;
- e) Parking shall be located to the side or rear of the dwelling to the maximum extent reasonably practicable; and
- f) Any applicable sidewalk, street-tree, landscaping, and pedestrian-connection requirements.

The Planning and Zoning Administrator may approve reasonable modifications where strict compliance is impracticable because of the size, shape, topography, or lawful existing development of the lot, provided the modification does not increase adverse impacts on neighboring property or the public realm.

(7) **Conversion to Another Use.**

Conversion of a permitted existing single-family detached dwelling to another use shall comply with the use-group permissions, site-plan requirements, and other applicable standards of this Article.

Once a detached dwelling has been lawfully converted to another principal use, the property shall not thereafter be returned to single-family detached dwelling use unless expressly authorized by this Ordinance.

(8) **No Authorization of New Detached Dwellings.**

This subsection preserves lawful existing single-family detached dwellings but does not authorize:

- a) Construction of a new single-family detached dwelling on a vacant lot;
- b) Creation of an additional single-family detached dwelling on a lot containing another principal use;
- c) Division of property for the purpose of establishing an additional detached dwelling; or
- d) Reestablishment of a detached dwelling use after the use has been discontinued or abandoned under Article 13.

G. Existing Approvals and Pending Applications.

- (1) A valid site plan, special land use, planned unit development, variance, zoning compliance permit, or other zoning approval issued before the effective date of this Article shall remain effective in accordance with the approved plans, conditions, expiration provisions, and other terms of the approval.
- (2) A modification to a prior approval after the effective date of this Article shall comply with this Article to the extent of the modification and the development elements directly affected by it, unless the approving body determines that a broader review is required by the terms of the prior approval or another express provision of this Ordinance.
- (3) A valid condition attached to a prior special land use or other discretionary approval shall remain in effect unless modified through a procedure authorized by law and this Ordinance.
- (4) Pending applications and construction authorized before the effective date of this Article shall be governed by Section 1.07 and any other applicable transition provision of this Ordinance.
- (5) **Nonconformities.** Nonconforming uses, structures, and lots will be governed by the regulations of Section 13.04.
- (6) **Evidence of Lawful Status.** When the lawful status or extent of a nonconforming use is disputed, the property owner or operator shall provide reasonable evidence of lawful establishment and continued operation. Evidence may include prior zoning or building permits, approved plans, certificates of occupancy, business licenses, tax records, utility records, historic aerial photographs, City inspection or assessment records, or other reliable documentation accepted by the Planning and Zoning Administrator.

SECTION 5.04

Use Groups and Schedule of Uses

A. General

- (1) A principal use may be established only when it is listed in Table 5.04.D as a permitted or a special land use in the applicable district, or when it has been classified as a substantially similar unlisted use under Subsection H.
- (2) The use groups organize uses according to common operational characteristics and potential intensity. The group descriptions assist in interpretation but do not change the approval classification assigned to an individual use in Table 5.04.D.
- (3) A use listed as permitted remains subject to all applicable zoning compliance, site plan, building, engineering, fire, and other review requirements.
- (4) A use listed as a special land use requires approval under Article 11, site plan approval under Article 12, and compliance with all supplemental standards of this Article and any applicable use-specific standard in Article 4.
- (5) A use shown with an em dash is not permitted in that district unless protected as a lawful existing use or authorized by another express provision of law or this Ordinance.

B. Approval Symbols

Symbol	Classification	Meaning
P	Permitted principal use	Permitted subject to all applicable standards and review procedures.
S	Special land use	Permitted only after approval under Article 11 and all applicable standards.
—	Not permitted	Not permitted as a new principal use in the district.

C. Use Group Membership

- (1) Table 5.04.C assigns expressly listed principal uses to use groups based upon common operational characteristics, comparative intensity, and likely effects on surrounding property and the public realm.
- (2) The included-use lists are controlling. A use not expressly included may be assigned to a group only through the unlisted-use procedure in Subsection H.
- (3) A use that includes a distinct component classified in a different use group shall be administered in accordance with Subsection E. A drive-through lane, vehicle-stacking lane, fueling position, vehicle service bay, vehicle wash bay, or comparable vehicle-oriented component shall be classified under Group 9.

TABLE 5.04.C | USE GROUP MEMBERSHIP

The included uses share one approval classification in each district. Parenthetical citations identify supplemental standards but do not change group status.

Use Group and Operating Characteristics	Included Principal Uses
GROUP 1: HOUSEHOLD LIVING <i>Permanent or long-term household occupancy, including age-restricted or assisted living, with limited external operational impacts.</i>	- Existing single-family dwellings lawfully established before the effective date of this article. New single-family dwellings are not permitted. - Two-family dwelling. - Townhouse or stacked townhouse. - Multiple-family dwelling (Section 4.13). - Live/work unit. - Economy efficient dwelling units. - Senior housing, independent. - Senior housing, assisted (Section 4.17). - State licensed residential facility serving six or fewer persons (Section 4.20 and applicable state law). - State licensed family day care home within a dwelling (Section 4.19 and applicable state law).
GROUP 2: RESIDENTIAL-SCALE CARE AND LODGING <i>Residential-scale uses involving guest turnover, group occupancy, care, or supervision that warrant case-specific review.</i>	- Residential care or group residential facility serving seven or more persons (Section 4.20, as applicable). - State licensed group day care home within a dwelling (Section 4.19 and applicable state law). - Bed and breakfast (Section 4.03).
GROUP 3: PUBLIC, CIVIC, AND COMMUNITY <i>Public or nonprofit governmental, cultural, community, open-space, emergency, utility, and transit uses with generally limited off-site impacts.</i>	- Government building or emergency-service facility. - Public institution, library, museum, or community center. - Public park, plaza, or public outdoor recreation. - Essential service (Section 4.08). - Passenger rail or public transit facility.
GROUP 4: MAJOR ASSEMBLY AND EDUCATION <i>Uses involving scheduled assembly, education, child care, or recurring peak attendance and traffic.</i>	- Religious institution or place of assembly. - School, primary or secondary. - State licensed day care center (Section 4.18).
GROUP 5: GENERAL MIXED USE <i>Predominantly indoor commercial, service, office, lodging, entertainment, instructional, research, and small-scale production uses without vehicle-oriented features, significant outdoor operations, or high-impact industrial processes.</i>	- Bank or financial institution, without drive-through service. - Business, co-working, or professional office. - Medical office or outpatient clinic; no hospital or overnight care. - Personal service establishment. - Retail sales establishment, up to 20,000 square feet per establishment. - Restaurant, café, bakery, or similar food-service establishment, without drive-through service (outdoor dining governed by Section 4.14). - Gym, fitness, exercise, or instructional center, up to 20,000 square feet per establishment. - Studio, gallery, dance, art, music, photography, or similar instructional use. - Pet grooming, without boarding. - Artisan or maker space, 5,000 square feet or less; all production and storage indoors. - Printing, copying, or publishing establishment, 5,000 square feet or less. - Community incubator kitchen (Section 4.05). - Cinema, theater, or performance venue with an occupancy load up to 300 people - Bar or tavern. - Club or lodge. - Craft distillery, microbrewery, brewpub, or small winemaker (Section 4.04). - Hotel or motel. - Research and development establishment.
GROUP 6: HIGH-ACTIVITY MIXED USE	- Banquet hall or event venue. - Indoor commercial amusement or recreation establishment. - Funeral home or mortuary.

<i>Indoor commercial, service, assembly, and animal-care uses with greater event peaks, customer activity, late hours, service functions, noise, or parking demand than Group 6.</i>	• Small animal clinic or veterinary office.
GROUP 7: LARGE-FORMAT COMMERCIAL <i>A single large commercial establishment with greater parking, loading, customer, or site-area demands than the comparable Group 6 or Group 7 use.</i>	• Retail sales establishment exceeding 20,000 square feet per establishment. • Gym, fitness, exercise, or instructional center exceeding 20,000 square feet per establishment. • Indoor commercial amusement or recreation establishment exceeding 20,000 square feet per establishment. • Restaurant, café, bakery, or similar food-service establishment exceeding 20,000 square feet per establishment. • Cinema, theater, or performance venue with an occupancy load over 300 people • Another commercial use assigned to this group under Subsection H based on comparable floor area and operational intensity.
GROUP 8: FLEX EMPLOYMENT AND LOW-IMPACT PRODUCTION <i>Indoor craft, food, printing, fabrication, or production uses with limited external impacts and no outdoor storage.</i>	• Artisan or maker space exceeding 5,000 square feet. • Craft manufacturing with a front-facing retail, showroom, tasting-room, or studio component. • Food or beverage production, fully enclosed, excluding a general industrial process. • Printing or production establishment exceeding 5,000 square feet.
GROUP 9: VEHICLE-ORIENTED <i>Uses whose principal site design or operation depends upon frequent vehicle access, queuing, fueling, display, rental, washing, sales, repair, or service.</i>	• Drive-through or drive-in facility (Section 4.06 and the vehicle-oriented-use standards of this Article). • Vehicle fueling or multi-use service station. • Vehicle repair, service, or body repair. • Vehicle sales or rental (Section 4.25). • Vehicle wash (Section 4.26). • Truck, trailer, or equipment rental.
GROUP 10: STORAGE AND DISTRIBUTION <i>Uses characterized by extensive storage, loading, distribution, outdoor inventory, or large-site operational areas.</i>	• Mini-warehousing or self-storage (Section 4.12). • Warehousing, wholesale, or distribution establishment; no general industrial process. • Transportation or logistics establishment. • Lumber or building-material yard (Sections 4.21 and 7). • Outdoor storage as a principal use (Section 4.21).
GROUP 11: OUTDOOR AND ANIMAL ACTIVITY <i>Uses involving substantial outdoor recreation, animal boarding, outdoor activity, or associated noise and circulation.</i>	• Private outdoor recreation. • Outdoor commercial recreation. • Pet kennel or day boarding facility (Section 4.16).
GROUP 12: MAJOR INFRASTRUCTURE AND PRINCIPAL PARKING <i>Utility, infrastructure, or stand-alone parking uses whose site design or public-service function warrants case-specific review.</i>	• Public utility building, substation, or similar major facility. • Parking lot as a principal use, subject to all frontage, screening, access, tree, and public-realm standards. • Parking structure as a principal use, subject to the parking-structure standards of this Article.

D. Table 5.04.D. Schedule of Permitted Uses.

Use Group	DT	CTR	GW
Group 1: Household Living ¹	P	P	P
Group 2: Residential-Scale Care And Lodging	S	S	S
Group 3: Public, Civic, And Community ²	P	P	P

Group 4: Major Assembly And Education	S	S	S
Group 5: General Mixed Use	P	P	P
Group 6: High-Activity Mixed Use ³	S	P	P
Group 7: Large-Format Commercial	S	S	P
Group 8: Flex Employment And Low-Impact Production	S	P	P
Group 9: Vehicle-Oriented	—	S	S
Group 10: Storage And Distribution	—	—	S
Group 11: Outdoor And Animal Activity	—	S	S
Group 12: Major Infrastructure And Principal Parking	S	S	S
Group 13: Specialized Infrastructure And Collection	—	S	S

TABLE NOTES

- Existing single-family detached dwellings are governed by Section 5.03 and are not included within a use group authorizing the establishment of new detached dwellings.
- Group 3 size threshold. The 20,000-square-foot threshold applies to the gross floor area occupied by a single establishment, not the total floor area of a multi-tenant building.
- Accessory pickup activity. Designated curbside pickup spaces and a walk-up or building pickup window that does not include a separate drive-through lane, order station, or vehicle-stacking lane do not, by themselves, classify a use as Group 6.

E. Multiple Uses and Mixed-Use Development

- (1) Any number of principal uses authorized in the applicable district may occupy the same lot or building, subject to the capacity of the site and compliance with all applicable standards.
- (2) Each component use shall comply with its applicable approval classification and use-specific standards. If one component requires special land use approval, the special land use review may be limited to that component and the development elements directly affected by it.
- (3) Where different standards apply to different components of a development, each component shall comply with the standard applicable to that component. A shared site improvement shall comply with the most restrictive applicable standard unless this Article expressly provides otherwise.
- (4) No nonresidential use is required as a condition of establishing an otherwise permitted residential development in the Center or Gateway District.

F. Accessory and Temporary Uses

- (1) A use customarily incidental and subordinate to an authorized principal use is permitted as an accessory use when it complies with Article 6 and any applicable use-specific standard.
- (2) An accessory dwelling unit and a home occupation are permitted only in association with a lawful dwelling and shall comply with Sections 4.01 and 4.09.
- (3) Outdoor dining, outdoor display and sales, mobile food vending, temporary uses, special events, and semi-permanent structures shall be governed by Article 4.

- (4) A drive-through lane, order station, vehicle-stacking lane, fueling position, vehicle service bay, vehicle wash bay, or similar feature is not treated as a customary accessory use for purposes of this Section. Its inclusion classifies the principal use or applicable component as Group 9.

G. Additional Standards for Specific Uses

- (1) A use shall comply with every use-specific standard referenced in Table 5.04.D and every other applicable standard of this Ordinance.
- (2) When Article 4 or another provision establishes an operational standard and this Article establishes a physical-form or site-design standard, both shall apply.
- (3) A use shall not be recharacterized, divided among tenants, or described in a manner intended to avoid an applicable use group, approval classification, floor-area threshold, or specific-use standard.

H. Unlisted Uses

- (1) The Planning and Zoning Administrator may classify a use not expressly listed in Table 5.04.D as substantially similar to a listed use and assign it to the same use group and approval classification. The determination shall be written and shall address the following characteristics:
 - a) The nature and scale of the activities, goods, services, or production associated with the use.
 - b) Whether activities occur indoors or outdoors.
 - c) Gross floor area, site area, number of employees, customer or visitor activity, and hours of operation.
 - d) Expected traffic generation, vehicle queuing, parking demand, loading activity, delivery frequency, and vehicle type.
 - e) Potential noise, vibration, odor, smoke, dust, glare, heat, hazardous materials, or other off-site effects.
 - f) The extent of outdoor display, storage, service, equipment, or operational area.
 - g) The use's functional relationship and comparative intensity relative to the expressly listed uses.
- (2) An unlisted use shall not be classified as substantially similar when its operational characteristics or likely effects are materially different from every expressly listed use, or when the classification would allow a use in a district where an expressly listed use with substantially comparable or lesser impacts is not permitted.
- (3) If no substantially similar listed use exists, the unlisted use is not permitted unless the Zoning Ordinance is amended. The Planning and Zoning Administrator may refer a classification question to the Zoning Board of Appeals for interpretation, and an aggrieved person may appeal an administrative determination in accordance with Article 15.

I. Uses Subject to State or Federal Protection

- (1) The schedule of uses shall be administered in accordance with applicable state and federal law, including requirements governing state licensed residential facilities, child care homes, religious exercise, disability accommodation, communications facilities, and other protected uses or activities.
- (2) Where state or federal law requires treatment different from Table 5.04.D, the Planning and Zoning Administrator shall apply the controlling law and shall document the basis for the determination.

SECTION 5.05**Frontage and Transition Plan Standards****A. Purpose**

- (1) The purpose of the Article 5 Frontage and Transition Plan is to supplement the district-wide standards of this Article by identifying specific street frontages, parcel edges, and developed sites where additional standards are necessary to:
 - a) Create a coordinated, landscaped, and identifiable entrance to the City along the Gateway corridor.
 - b) Provide a measurable transition between mixed-use development and established residential neighborhoods.
 - c) Guide the gradual redevelopment and retrofit of developed sites containing lawful surface parking between a principal building and a street.
 - d) Improve pedestrian access, reduce the visual dominance of parking and vehicle circulation, support infill development, and preserve the reasonable use of existing developed property.

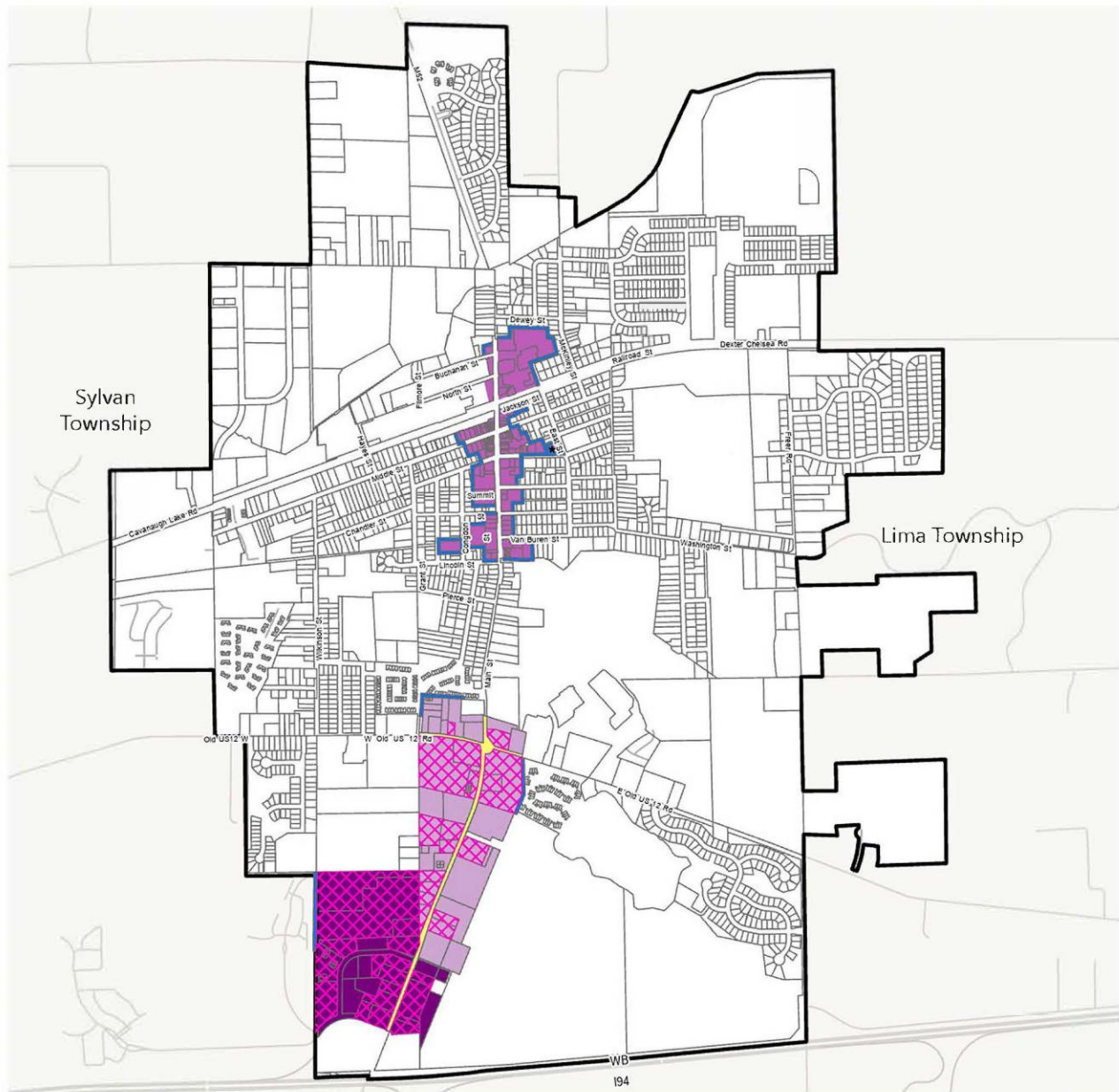
B. Adoption and Effect of the Plan

- (1) The Article 5 Frontage and Transition Plan is adopted as part of this Ordinance and has the same force and effect as the written standards of this Article.
- (2) The Plan may apply one or more of the following designations:
 - a) Gateway Frontage.
 - b) Neighborhood Transition Edge.
 - c) Front Parking Retrofit Site.
- (3) A parcel may be subject to more than one designation. Each designation applies only to the street frontage, parcel edge, or site shown on the Plan.

- (4) Where designations overlap, each applicable standard shall be met. The Neighborhood Transition Edge standards control building height, setback, and operational placement along the mapped edge. The Gateway Frontage standards control the relationship of development to the mapped street frontage. The Front Parking Retrofit Site standards govern the continued use and phased improvement of lawful front parking but do not authorize a condition prohibited by another applicable standard.
- (5) A designation does not require immediate alteration of a lawful existing building, use, parking area, access point, or site improvement. The extent and timing of compliance shall be determined under Section 5.03 and this Section.
- (6) A substantive addition, deletion, or relocation of a designation shall be approved as a zoning ordinance amendment in accordance with Article 16.

C. Interpretation and Measurement

- (1) The boundaries of a Front Parking Retrofit Site are intended to follow parcel boundaries unless the Plan expressly identifies a smaller development site. A Gateway Frontage follows the street right-of-way line. A Neighborhood Transition Edge follows the lot line or other mapped edge shown on the Plan.
- (2) Where the precise location of a designation is uncertain because of map scale, parcel division, parcel combination, right-of-way acquisition, or similar circumstance, the Planning and Zoning Administrator shall issue a written interpretation based upon the Plan, legal descriptions, parcel boundaries, rights-of-way, and the physical development pattern existing on the effective date of the Plan. The interpretation may be appealed to the Zoning Board of Appeals under Article 15.
- (3) Distance from a Neighborhood Transition Edge shall be measured horizontally and perpendicular to the mapped edge.
- (4) For purposes of the Gateway Frontage standards, the Gateway frontage treatment ratio is the total linear length of qualifying frontage treatments divided by the entire mapped lot frontage. Driveways, vehicle access openings, and untreated gaps do not count as qualifying frontage treatment.



Proposed Mixed Use Districts

- Downtown
- South Main District
- Gateway
- * Conditional Rezoning

Transition Zones

- Neighborhood Transition Edge
- Gateway Frontage
- Front Parking Retrofit

Proposed Mixed-Use Districts

City of Chelsea
Washtenaw County, Michigan



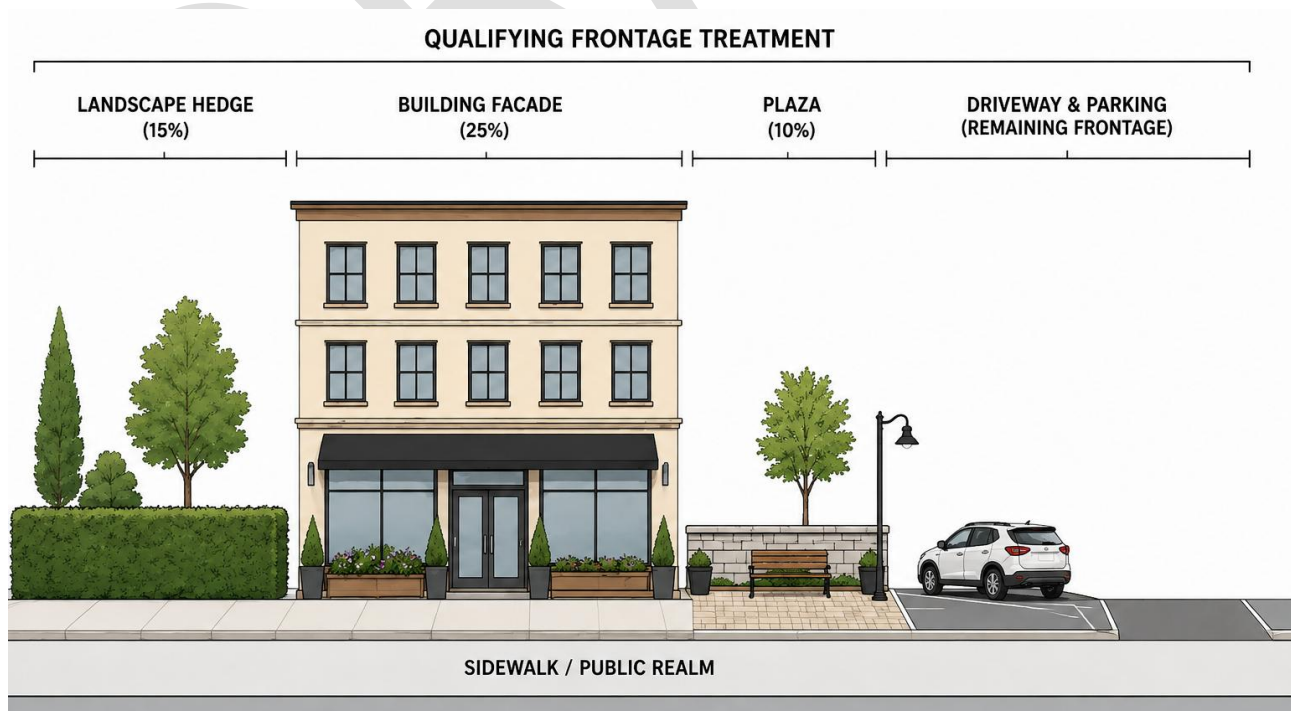
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Data: Washtenaw County GIS, City of Chelsea
Date: August 26, 2026



D. Gateway Frontage Standards

- (1) **Applicability.** The standards of this Subsection apply to a new principal building, substantial reconstruction, major site redevelopment, building addition, new or expanded parking area, or other covered development activity affecting a mapped Gateway Frontage, to the extent provided by Section 5.03.
- (2) **Building orientation and entrance.**
 - a) A principal building shall present a primary facade toward the Gateway Frontage. The facade shall contain a principal entrance or shall be connected to a principal entrance by a direct pedestrian route not less than 6 feet wide.
 - b) A principal entrance may face a publicly accessible forecourt or plaza opening directly to the Gateway Frontage, provided the entrance is visible from the public sidewalk or shared-use path.
- (3) **Building placement.** A new principal building or qualifying liner building shall be located within a Gateway Frontage building placement zone extending from 10 feet to 20 feet from the street right-of-way line. This standard supersedes the general Gateway placement zone for the mapped frontage.
- (4) **Gateway frontage treatment.**
 - a) At least 50 percent of the mapped lot frontage shall contain qualifying frontage treatment.
 - b) At least 25 percent of the mapped lot frontage shall consist of principal-building or liner-building facade located within the Gateway Frontage building placement zone.



- c) The balance of the required frontage treatment may consist of a publicly accessible forecourt or plaza, a low masonry wall with integrated landscaping, a continuous hedge or ornamental planting screen, or a City-approved gateway or public-realm feature. A forecourt or plaza may satisfy not more than 25 percentage points of the required frontage treatment.
- d) A fuel canopy, drive-through canopy, freestanding sign, parking structure without an active or screened frontage, vehicle-display area, or stormwater facility does not qualify as frontage treatment.

(5) Parking and vehicle areas.

- a) Parking, vehicle stacking, vehicle display, fueling, service bays, loading, and principal vehicle circulation shall not occupy the Gateway Frontage building placement zone, except for an approved access drive crossing the zone as directly as practicable.
- b) Front parking may be provided only as authorized by Section 5.09 and shall not exceed one double-loaded parking bay or occupy more than 40 percent of the mapped frontage, whichever is more restrictive.
- c) Where front parking is provided, a continuous landscaped frontage zone at least 15 feet wide shall be maintained between the right-of-way and the parking or circulation area. The zone shall contain at least 8 feet of planting width, canopy trees at the rate required by Section 5.10, and a continuous parking screen between 30 and 42 inches in height, except at access points and pedestrian connections.
- d) A landscape berm shall not exceed 3 feet in height and shall not obstruct the required pedestrian connection or screen the principal building from the street.

(6) Access management.

- a) A development shall use the fewest number of direct access points reasonably necessary for safe and functional access. Not more than one direct access point to a mapped Gateway Frontage shall be permitted for a lot unless the City Engineer and the agency having jurisdiction determine that an additional access point is necessary for safety, emergency access, or traffic operation.
- b) Shared access and cross-access shall be provided in accordance with Articles 6 and 8. Access points shall be located to coordinate with existing or planned median openings, adjoining access drives, and internal circulation systems.
- c) A required pedestrian route shall cross a driveway, parking aisle, or stacking lane at the shortest practicable distance and shall be visibly differentiated in accordance with Section 5.08.

- (7) Gateway feature.** A new development or major site redevelopment on a lot containing at least 2 acres or 250 feet of mapped Gateway Frontage shall provide one coordinated gateway feature near the primary site entrance. The feature shall include a canopy-tree grouping and low landscape planting and may include a City-approved monument sign, wayfinding element, public art, seating area, or masonry feature. The feature shall not obstruct required sight distance or pedestrian access.

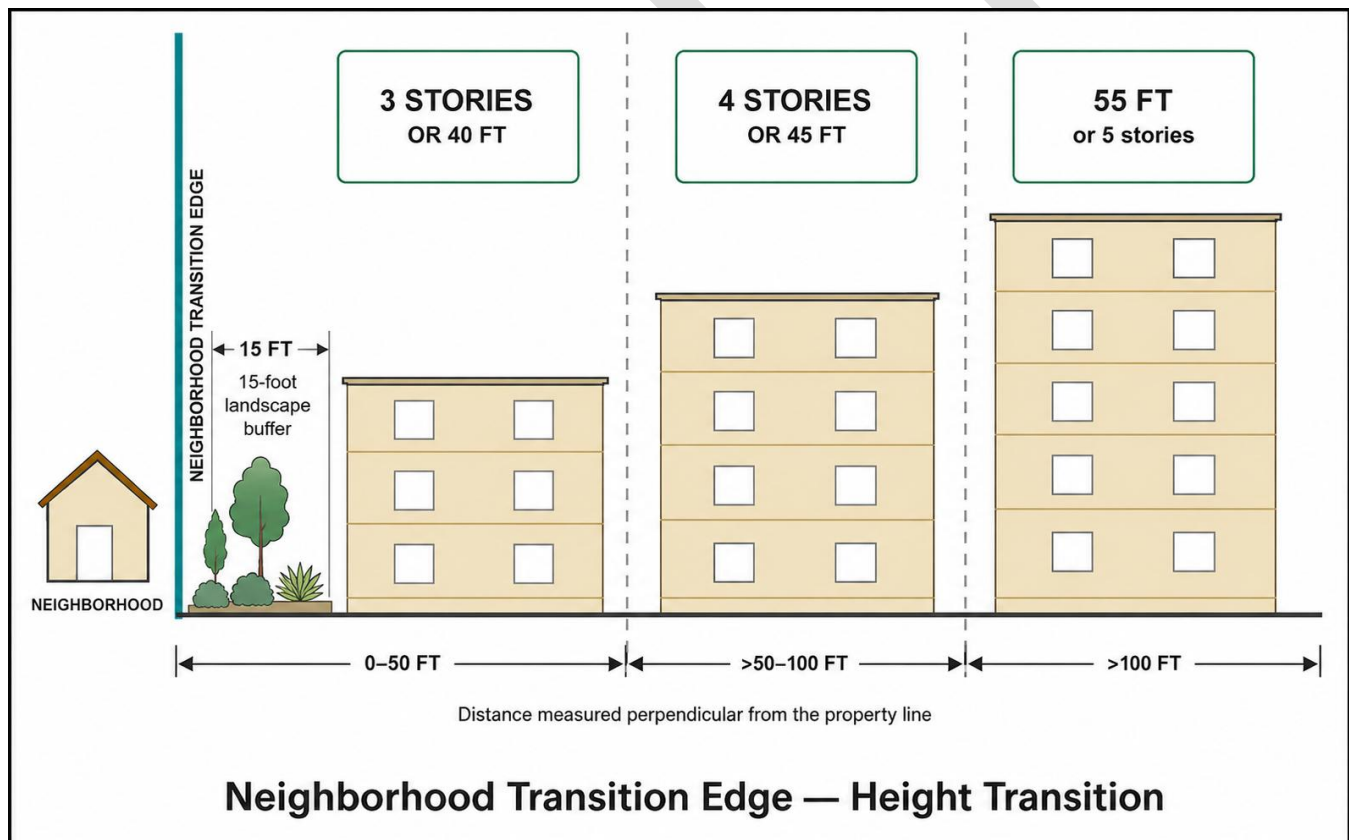
- (8) **Vehicle-oriented uses.** A vehicle-oriented use is also subject to Section 5.12. A fuel canopy or drive-through canopy does not satisfy a building-placement or principal-building-frontage requirement.

E. Neighborhood Transition Edge Standards

- (1) **Applicability.** The standards of this Subsection apply to a new principal building, substantial reconstruction, building addition, parking or circulation improvement, loading or service area, outdoor activity area, or other covered development activity located within 150 feet of a mapped Neighborhood Transition Edge.
- (2) **Minimum principal-building setback.** A principal building shall be set back at least 25 feet from a Neighborhood Transition Edge in the Center District and 35 feet from a Neighborhood Transition Edge in the Gateway District. This setback supersedes a lesser district setback.
- (3) **Height transition.** The maximum height of a building or building portion shall be:
- a) Within 50 feet of the Neighborhood Transition Edge: 3 stories or 40 feet, whichever is less.
 - b) More than 50 feet but not more than 100 feet from the Neighborhood Transition Edge: 4 stories or 45.55 feet, whichever is less.
 - c) More than 100 feet from the Neighborhood Transition Edge: the maximum height otherwise permitted in the district.
- (4) **Landscape transition.**
- a) The residential buffer otherwise required by Article 7 shall be at least 15 feet wide along a Neighborhood Transition Edge and shall contain canopy trees at a minimum average rate of one tree per 30 linear feet, supplemented by evergreen trees, shrubs, or a decorative fence or wall sufficient to provide year-round screening of parking and service areas.
 - b) Healthy existing trees and vegetation within the required buffer shall be preserved and credited in accordance with Article 7.
 - c) A pedestrian or bicycle connection may cross the buffer where the connection is direct, landscaped, and separated from a vehicular access drive.
- (5) **Parking and circulation.** An off-street parking space, parking aisle, or internal vehicle circulation drive shall be located at least 15 feet from a Neighborhood Transition Edge. An emergency access drive may encroach where required by the Fire Department, provided the required landscape screening is maintained to the maximum extent practicable.
- (6) **Service and operational areas.**
- a) A loading area, refuse or recycling enclosure, outdoor storage area, drive-through speaker or stacking lane, vehicle-wash opening, service-bay opening, animal exercise area, or similar intensive operational feature shall be located at least 50 feet from a Neighborhood Transition Edge.
 - b) Ground-mounted mechanical equipment shall be located at least 25 feet from a

Neighborhood Transition Edge and screened in accordance with Sections 6.10 and 7.09.

- c) A rooftop common deck, outdoor entertainment area, or other elevated common outdoor area shall be located at least 50 feet from a Neighborhood Transition Edge. A private balcony located closer than 50 feet shall incorporate an opaque or semi-opaque privacy screen at least 5 feet high along the side facing the edge.
- (7) **Lighting.** Exterior lighting shall comply with Section 6.07. A pole-mounted fixture within 50 feet of a Neighborhood Transition Edge shall not exceed 15 feet in height, and a building-mounted fixture shall not be directed toward the edge.
- (8) **Alternative compliance design.** The Planning Commission may approve alternative compliance designs under Section 5.13 where existing grade, mature vegetation, a permanent wall, an intervening alley, or another physical condition provides an equal or greater transition. Alternative compliance design approval shall not authorize a building height exceeding the district maximum.



F. Front Parking Retrofit Site Standards

- (1) **Purpose.** The purpose of this designation is to establish a predictable and incremental path for improving developed Center and Gateway sites containing lawful surface parking between a principal building and a primary street, without requiring immediate removal of the parking or reconstruction of the site solely because the designation is adopted.

(2) **Existing condition.**

- a) A lawful front parking area existing on the effective date of the Plan may continue and may be maintained, repaired, sealcoated, and restriped in accordance with Articles 8 and 13.
- b) The designation does not make an existing parking area conforming to all current dimensional or landscape standards and does not enlarge the lawful extent of the existing condition.
- c) A change in ownership, tenancy, or use does not by itself require removal of lawful front parking. Any additional parking required by the new use shall comply with this Article unless otherwise approved under Article 8.

(3) **No increase in front parking.** The number of parking spaces and the paved area located between the principal building and primary street shall not be increased, except for an accessibility, fire-access, or safety improvement required by law or by an agency having jurisdiction. A required increase shall be designed to minimize the additional front-parking area and shall be reviewed as an administrative adjustment under Section 5.13.(4) **Incremental parking-area improvement.** When a project reconstructs or reconfigures at least 25 percent but less than 50 percent of the front parking area, excluding ordinary repair, crack sealing, sealcoating, or restriping that does not change the layout, the affected area and its connection to the building and street shall be improved as follows:

- a) Provide or improve a direct pedestrian route at least 6 feet wide from the public sidewalk or shared-use path to a principal entrance.
- b) Provide clearly marked pedestrian crossings where the route crosses a drive aisle or access drive.
- c) Provide frontage landscaping, parking screening, landscape islands, and canopy trees for the affected area in accordance with Articles 7 and 8 and the applicable Center or Gateway standards of this Article.
- d) Remove an obsolete curb cut or establish required cross-access where the improvement can be completed without denying reasonable site access.

e) The project shall not place permanent buildings, utilities, stormwater structures, or other improvements in a location that would unreasonably prevent future frontage infill or parking reduction shown on an approved Frontage Retrofit Plan.

e)f) Conform to the bicycle parking standards of Section 8.11.N.

(5) **Major site redevelopment.** A Frontage Retrofit Plan shall be submitted when a project on a Front Parking Retrofit Site includes one or more of the following:

- a) A new principal building.
- b) An addition that increases the gross floor area of the principal building by 50 percent or more.

- c) Reconstruction or reconfiguration of 50 percent or more of the front parking area.
 - d) Expansion of the front parking area, except as expressly authorized by Subsection F(3).
 - e) Another development activity classified as major site redevelopment under Section 5.03.
- (6) **Frontage Retrofit Plan requirements.** The Plan shall show the existing condition, the proposed phase, and the long-term organization of buildings, parking, access, pedestrian circulation, landscaping, and potential infill areas. The proposed phase shall:
- a) Place a new detached building, liner building, or substantial building addition within the existing front parking area or along the primary frontage before expanding the principal building behind the existing front parking, unless the Planning Commission finds that a recorded easement, utility, required access, unusual lot geometry, or another documented physical constraint prevents such placement.
 - b) Provide principal-building frontage or another qualifying frontage treatment equal to at least 30 percent of the primary frontage in Center and 25 percent in Gateway, or increase the existing qualifying frontage treatment by at least 15 percentage points, whichever requires the lesser improvement. A full replacement of the principal building remains subject to Subsection F(9).
 - c) Reduce front parking to not more than one double-loaded parking bay between the principal building and the primary street where the area affected by the project is sufficient to accomplish the reduction without creating a parking deficiency or unsafe circulation condition.
 - d) Provide the direct pedestrian route, marked crossings, frontage landscaping, parking screening, canopy trees, and internal pedestrian connections required by this Article.
 - e) Consolidate curb cuts and provide shared access or cross-access where required by Articles 6 and 8.
 - f) Locate new permanent improvements so that they do not preclude a later phase that further reduces front parking and advances compliance with the district building-placement and frontage standards.
- (7) **Infill building orientation.** A new infill or outlot building shall contain a principal entrance facing the primary street or a qualifying forecourt or plaza connected directly to the street. A secondary entrance may face the retained parking area.
- (8) **Phasing.** The Planning Commission may approve a phased Frontage Retrofit Plan. Each phase shall include the pedestrian, landscape, access, and frontage improvements reasonably associated with the development activity in that phase. Approval of a phased plan does not require construction of a later phase unless the later phase is necessary to support the current project or is made a condition of approval with the applicant's consent.

- (9) **Full redevelopment.** When the principal building is demolished and replaced, or when substantial reconstruction affects 50 percent or more of the existing gross floor area, the replacement development shall comply fully with the district building-placement, frontage-occupancy, parking-location, landscape, and pedestrian standards. The Front Parking Retrofit Site designation does not authorize retention of front parking that is inconsistent with those standards after full redevelopment.
- (10) **Termination of retrofit relief.** The special allowances of this Subsection cease to apply to a portion of a site once that portion is brought into compliance with the otherwise applicable parking-location and frontage standards. The mapped designation may remain until amended, but it does not authorize the reestablishment of a removed front parking condition.

G. Required Plan Information

- (1) For a Front Parking Retrofit Site, the applicant shall distinguish ordinary maintenance, the area of parking reconstruction or reconfiguration, and any cumulative work completed during the applicable measurement period.
- (2) The Planning and Zoning Administrator may require a plan prepared by a licensed professional where necessary to verify building height transitions, parking-area percentages, access, landscape design, or phased site organization.

SECTION 5.06

Dimensional and Building Placement Standards

A. General.

- (1) The standards of this Section establish the allowable development envelope and the required relationship between principal buildings, streets, adjoining property, and the public realm.
- (2) A lot or building shall comply with Table 5.05.B and the measurement and application rules of this Section. Where another provision of this Ordinance establishes a more restrictive standard for a specific use, public-safety condition, or protected natural feature, the more restrictive standard shall apply.
- (3) No minimum lot area or lot width is required in a mixed-use district. A lot shall nevertheless contain sufficient area and dimensions to accommodate the proposed building, access, utilities, stormwater facilities, fire access, required open space, landscaping, and other applicable improvements.
- (4) The dimensional standards of this Section regulate new construction and covered development activities in accordance with Section 5.03. They do not independently require alteration of a lawful existing building or site condition.

B. District Dimensional Schedule

TABLE 5.05.B | DISTRICT DIMENSIONAL STANDARDS.

Standard	DT	CTR	GW
Minimum lot area	None	None	None
Minimum lot width	None	None	None
Primary front building placement zone	0-5 ft	0-20 ft	10-25 ft
Minimum primary frontage occupancy	80%	60%	35%
Minimum secondary frontage occupancy	50%	35%	20%
Minimum interior side setback	0 ft	0 ft	10 ft
Minimum rear setback	0 ft	10 ft	20 ft
Minimum setback from abutting residential district or residential use	0 ft	15 ft	20 ft
Maximum building height	4 stories / 55 40 ft	5 stories / 55 65 ft	5 stories / 65 55 ft
Maximum lot coverage	100%	75%	65%
Maximum impervious coverage	100%	85%	80%

C. Front Building Placement Zone

- (1) The front building placement zone is the area measured perpendicular from the applicable street right-of-way line within which the required portion of a principal building facade shall be located.
- (2) A principal building may be located anywhere within the applicable placement zone, provided the minimum frontage-occupancy requirement is met. A minimum setback is not created unless the placement zone begins at a distance greater than zero.
- (3) A building wall, storefront, porch, stoop, arcade, gallery, or permanent occupied building projection may satisfy the placement-zone requirement. A parking area, driveway, landscape berm, fence, freestanding wall, fuel canopy, vehicle display area, or accessory structure shall not satisfy the requirement.
- (4) A forecourt, plaza, outdoor dining area, public pedestrian passage, preserved mature tree area, or similar publicly accessible frontage feature may be located outside the placement zone and may count toward frontage occupancy for not more than 20 percentage points of the required occupancy when the feature is directly connected to the public sidewalk, framed by a building on at least two sides, and contains landscaping, seating, or another permanent public-realm improvement.
- (5) Where a public agency has acquired or reserved right-of-way after a building was lawfully established, the placement zone shall be measured from the current right-of-way line. An existing building shall not be required to move or be reconstructed solely because of the right-of-way change.

D. Frontage Occupancy

- (1) Frontage occupancy is the horizontal length of principal building facade located within the applicable placement zone divided by the total lot frontage, expressed as a percentage.
- (2) The following may be excluded from the denominator when calculating frontage occupancy: an approved driveway or access easement up to 24 feet in width; an alley; a required public pedestrian passage; and a protected natural feature that the City has required to remain undisturbed.
- (3) Multiple principal buildings may be combined to satisfy frontage occupancy when the intervening area contains a pedestrian passage, courtyard, plaza, or landscape feature that complies with Subsection C(4).
- (4) A building facade used to satisfy frontage occupancy shall extend at least 18 feet in height above finished grade, except a porch or stoop serving a residential building may satisfy the requirement when it is at least 8 feet deep and permanently roofed.

E. Primary and Secondary Street Frontages

- (1) A lot with one street frontage shall treat that frontage as the primary street frontage.

- (2) On a corner or through lot, the Planning and Zoning Administrator shall identify the primary street frontage based on the street containing the principal entrance, the established orientation of adjoining buildings, pedestrian activity, transit access, street classification, and the district purpose. The determination shall be stated in writing as part of the zoning or site plan review.
- (3) Every other street frontage is a secondary street frontage and shall comply with the secondary frontage-occupancy standard and all applicable entrance, transparency, parking-location, and landscape requirements.
- (4) A corner building shall address both streets. The building corner shall be occupied by building mass, a corner entrance, a chamfered entrance, or a public plaza not exceeding 30 feet in either frontage dimension.

F. Height and Story Standards

- (1) Building height shall be measured in accordance with Article 2. A mezzanine that meets the Building Code definition of a mezzanine is not counted as a story for zoning purposes.
- (2) A new principal building on a Main Street frontage in the Downtown District shall contain at least 2 stories or 24 feet of building height for at least 60 percent of the primary frontage. A one-story addition to a lawful existing building is not subject to this minimum.
- ~~(3) A building within 50 feet of a lot in an R-1 or R-2 District shall not exceed 3 stories or 45 feet within that area. Any additional story shall be stepped back at least 15 feet from the building wall facing the residential district.~~
- ~~(4)~~(3) An upper story above the fourth story in the Center or Gateway District shall be stepped back at least 10 feet from each street-facing facade and 15 feet from a facade facing an abutting residential district.
- ~~(5)~~(4) Rooftop mechanical equipment, elevator overruns, stair towers, parapets, cupolas, spires, and similar appurtenances may exceed the height limit only as permitted by Article 6 and shall comply with the screening standards of Section 5.10.

G. Setbacks and Transitions

- (1) A required setback from an abutting residential district or residential use shall be maintained as landscaped open space in accordance with the standards of Article 7. Parking, loading, stacking, outdoor storage, refuse facilities, and mechanical equipment are prohibited within the required transition area.
- (2) A building may be constructed on an interior side or rear lot line where a zero setback is permitted, subject to Building Code requirements, fire access, utility easements, stormwater requirements, and any recorded access rights.
- (3) A required side or rear setback shall not be used to create a vehicle access route unless the route is necessary for shared access, fire access, or access to rear parking and is screened from an abutting residential use as required by Article 7.

H. Permitted Encroachments

- (1) Awnings, canopies, balconies, bay windows, cornices, eaves, stoops, porches, accessibility improvements, and similar architectural features may project into a required placement zone or setback in accordance with Article 6, provided they do not obstruct a required clear pedestrian route, visibility triangle, fire access, or utility easement.
- (2) A permanent encroachment into a public right-of-way requires approval from the agency having jurisdiction and does not create a vested right to continued occupation of the right-of-way.

SECTION 5.07

Frontages, Entrances, and Ground-Floor Design

A. Purpose and Applicability.

- (1) This Section regulates the portion of a building experienced from a public street, public sidewalk, pedestrian passage, plaza, or other public space. The standards are intended to create identifiable entrances, visual interest, adaptable ground floors, and safe pedestrian access without requiring a particular architectural style.
- (2) The standards apply to new principal buildings and to affected portions of additions, facade alterations, and changes covered by Section 5.03. The standards apply to new principal buildings and to affected portions of additions, facade alterations, and changes covered by Section 5.03.

B. Principal Entrances.

- (1) Each principal building and each ground-floor tenant space with a street-facing facade shall have at least one primary entrance that directly faces and is connected to a public sidewalk, public plaza, or pedestrian passage.
- (2) An entrance located on a building corner, chamfered corner, or facade within 20 feet of the corner may satisfy the entrance requirement for both street frontages.
- (3) A primary entrance shall be clearly identifiable through at least two of the following: a canopy or awning; a recess or projection at least 12 inches deep; a change in material or color; a transom or sidelight; a raised or projecting surround; exterior lighting; or a porch or stoop.
- (4) The maximum distance between publicly accessible ground-floor entrances along a street-facing facade shall be 50 feet in Downtown, 75 feet in Center, and 125 feet in Gateway. An individual tenant not requiring multiple entrances may satisfy this standard through a recessed display area, operable storefront, publicly accessible lobby, or architectural bay at the same interval.
- (5) A residential building containing ground-floor dwelling units shall provide a common entrance facing the street or individual street-facing entrances for at least 50 percent of the units that directly abut the primary street frontage.

C. Ground-Floor Height and Adaptability.

- (1) A ground floor containing a nonresidential use or active live/work space shall have a minimum floor-to-floor height of 12 feet and a minimum occupiable depth of 25 feet measured from the street-facing facade.
- (2) In Downtown, the ground floor of a new building that has frontage on Main Street shall have a minimum floor-to-floor height of 14 feet and a minimum occupiable depth of 30 feet.
- (3) The ground-floor elevation of a nonresidential entrance shall be at sidewalk grade to the maximum extent permitted by drainage and Building Code requirements. A ramp or lift shall be integrated into the entrance design and shall not require a person using an accessible route to enter through a service or secondary entrance.
- (4) A parking level, storage level, or blank foundation wall shall not occupy the street-facing ground-floor frontage except as expressly permitted for a parking structure under Section 5.10.J.

D. Façade Transparency.

TABLE 5.06.D | MINIMUM STREET-FACING TRANSPARENCY

Facade condition	DT	CTR	GW
Ground floor - nonresidential or active live/work	60%	40%	30%
Ground floor - residential	20%	25%	20%
Upper stories - all uses	20%	20%	15%

E. Transparency Measurement.

- (1) Ground-floor transparency is the area of transparent windows and doors between 2 feet and 10 feet above the adjoining sidewalk or finished grade divided by the total wall area within the same measurement band.
- (2) Upper-story transparency is the area of transparent windows and doors divided by the gross wall area of the story, excluding the roof, parapet, and cornice.
- (3) Transparent glass shall have a visible light transmittance of at least 60 percent. Mirrored, highly reflective, spandrel, fritted, opaque, or permanently screened glass does not count toward transparency.
- (4) Display windows may count when they provide views into an occupiable interior area or a display area not more than 5 feet deep. Interior shelving, signs, equipment, or temporary coverings shall not permanently obscure more than 25 percent of required transparent area.
- (5) A window located in a door counts toward transparency.

F. Blank-Wall Limits

- (1) The maximum horizontal length of a blank street-facing wall shall be 15 feet in Downtown, 25 feet in Center, and 40 feet in Gateway.
- (2) A wall segment is not blank when it contains a window, door, display case, permanent art installation, or architectural relief projecting or recessing at least 4 inches over at least 20 percent of the segment area.
- (3) Where an interior function prevents a required opening, the wall shall be treated with a combination of architectural relief, masonry pattern, landscape planting, trellis, seating, public art, or another permanent feature approved as part of the site plan. Landscaping alone shall not substitute for openings on more than 25 percent of the primary street facade.

G. Residential Frontages

- (1) A ground-floor dwelling facing a public street shall be separated from the public sidewalk by a stoop, porch, terrace, forecourt, raised planting area, or landscaped setback.
- (2) The finished floor of a ground-floor dwelling shall be between 18 inches and 5 feet above the adjoining sidewalk, except where a lower elevation is required to provide an accessible entrance.
- (3) A stoop shall be at least 5 feet wide and 4 feet deep. A porch shall be at least 6 feet deep and shall extend across at least 40 percent of the dwelling-unit facade it serves.
- (4) Mechanical equipment, refuse storage, utility meters, and private storage shall not be located between a residential entrance and the public sidewalk.

H. Awnings, Canopies, Arcades, and Galleries

- (1) An awning or canopy shall maintain a minimum vertical clearance of 8 feet above a pedestrian surface and shall not extend into a required clear pedestrian route or visibility area.
- (2) A structural arcade or gallery shall maintain a clear pedestrian passage at least 8 feet wide and 10 feet high.
- (3) Awnings and canopies shall relate to individual storefront or entrance bays and shall not obscure required architectural features or extend across fire access openings.

I. Pedestrian Pass-Throughs

- (1) A pedestrian pass-through required or provided between a public sidewalk and rear parking, an alley, or another public connection shall be at least 8 feet wide, remain open during the operating hours of the uses it serves, and contain lighting meeting Section 6.07.
- (2) A covered pass-through shall have a minimum clear height of 10 feet. Walls shall contain glazing, display cases, public art, or architectural relief so that no blank-wall segment exceeds 20 feet.

SECTION 5.08**Site Design, Access, and Pedestrian Circulation****A. Integrated Site Design**

- (1) Buildings, access, parking, loading, sidewalks, bicycle facilities, landscaping, open space, utilities, stormwater facilities, and service functions shall be arranged as an integrated site that implements the applicable district purpose.
- (2) A site shall provide safe and direct pedestrian access from each abutting public sidewalk, from required parking, and from adjoining development where a connection is required by this Section.
- (3) Vehicular circulation shall be subordinate to the pedestrian network in Downtown and Center and shall be designed to minimize conflict points in all districts.

B. Public Sidewalk and Frontage Zone

- (1) A continuous sidewalk shall be provided along each street frontage as part of new principal building construction, substantial redevelopment, or a site improvement expressly subject to this requirement under Section 5.03.
- (2) The minimum unobstructed sidewalk width shall be 8 feet along a Main Street frontage in Downtown, 6 feet elsewhere in Downtown and Center, and 6 feet in Gateway. A wider sidewalk shall be provided when required by an adopted transportation plan, City engineering standard, or agency having jurisdiction.
- (3) If the public right-of-way is insufficient, the required clear width shall be provided through a recorded public pedestrian easement on the lot. The easement area shall be improved and maintained as part of the sidewalk.
- (4) Tree wells, street furniture, planters, signs, utility poles, outdoor dining, merchandise displays, and similar features shall be located outside the required clear width.

C. Driveways and Access Management

- (1) A new development shall be limited to one driveway per street frontage unless the City Engineer determines in writing that an additional driveway is necessary for public safety, emergency access, or traffic operation.
- (2) A driveway shall be located on the street with the lower functional classification where reasonable access is available.
- (3) A new driveway on Main Street in the Downtown zoning district is prohibited when access is reasonably available from an alley, side street, shared driveway, or adjoining parking facility.

- (4) Shared access and cross-access shall be provided between adjoining nonresidential, mixed-use, and multiple-family sites in the Center and Gateway districts where the City Engineer determines that the connection can be safely constructed and will reduce turning movements on a public street.
- (5) A required cross-access connection shall be shown on the site plan and protected by a recorded easement in a form acceptable to the City. A temporary stub shall include a sign identifying the planned future connection.
- (6) Access design remains subject to Section 6.04 and approval by the agency having jurisdiction over the street.

D. Internal Pedestrian Network.

- (1) An internal pedestrian route shall be at least 6 feet wide, except a route serving not more than four dwelling units may be 5 feet wide.
- (2) A route shall be concrete, unit paver, or another firm, stable, and slip-resistant surface and shall comply with applicable accessibility requirements.
- (3) Where a pedestrian route crosses a driveway, drive aisle, loading area, or stacking lane, the crossing shall be identified by one or more of the following: a raised crossing; contrasting unit pavers; colored concrete; durable high-visibility striping; or another permanent treatment approved by the City Engineer.
- (4) A pedestrian route shall not require travel through a loading space, vehicle display area, service bay, refuse area, or vehicle-stacking space.
- (5) A development containing more than 100 parking spaces, more than 4 buildings, or a building exceeding 300 feet in length shall provide a continuous pedestrian spine connecting the public sidewalk, principal entrances, parking areas, open spaces, and adjoining pedestrian connections.

E. Large-Site Connectivity

- (1) A development site of 4 acres or more shall provide a system of internal streets, access drives, or public pedestrian passages that divides the site into development areas no greater than 400 feet in length between connections, unless a natural feature, railroad, existing building, or other physical constraint prevents the connection.
- (2) Internal streets and access drives shall be designed to permit connection to adjoining developable property where a connection would advance the street and pedestrian network and is not prohibited by topography, natural features, or an existing legal restriction.
- (3) A required pedestrian passage through a large site shall be at least 10 feet wide and located within a recorded public access easement.

F. Parking Location.

- (1) **Downtown.** Parking shall be located behind the principal building. Side parking may be permitted only behind the front building line and shall occupy not more than 20 percent of the primary frontage.
- (2) **Center.** Parking shall be located behind or beside a principal building and behind the front building line. Parking is prohibited between a principal building and the primary street frontage.
- (3) **Gateway.** Parking ~~shall may only~~ be located ~~behind or in the rear yard or side yard~~ beside a principal building. Front ~~yard~~ parking may be approved only when:
 - a) The building and qualifying public-realm features satisfy the minimum primary frontage occupancy;
 - b) The front parking contains not more than one double-loaded parking bay;
 - c) A continuous pedestrian route connects the sidewalk to the principal entrance without requiring travel along a drive aisle; and
 - d) The parking is screened in accordance with Article 7.
- (4) No parking, loading, stacking, vehicle display, or circulation area shall occupy a required residential transition area.

SECTION 5.09**Building Design Standards****A. General**

- (1) The standards of this Section establish objective minimum requirements for durable materials, human-scale facades, adaptable buildings, and screening. They do not require imitation of a particular historic style.
- (2) The standards apply to new principal buildings and to the portions of existing buildings subject to compliance under Section 5.03.
- (3) Building elevations, materials, and colors approved as part of a site plan are part of the approval and shall not be materially changed without approval under Section 5.12.

B. Façade Composition and Articulation

- (1) A street-facing facade shall be divided into vertical bays by entrances, windows, pilasters, columns, recesses, projections, or material transitions. The maximum bay width shall be 30 feet in Downtown, 50 feet in Center, and 75 feet in Gateway.
- (2) A required recess or projection shall be at least 2 feet deep and 10 feet wide. A material transition used as an articulation element shall coincide with a plane change of at least 4 inches or a vertical architectural element.

- (3) A building facade longer than 150 feet shall include a major break at intervals not exceeding 150 feet. A major break shall be at least 10 feet deep and 20 feet wide and may contain an entrance court, plaza, pedestrian passage, or landscape feature.
- (4) A building of three or more stories shall express a base, middle, and top through changes in plane, material, opening pattern, cornice, parapet, roof form, or horizontal expression line. The expression line separating the ground floor from upper stories shall project or recess at least 4 inches.

C. Exterior Materials

TABLE 5.10.C | MINIMUM DURABLE MATERIAL COVERAGE

Requirement	DT	CTR	GW
Minimum primary-material coverage	80%	70%	60%
Minimum brick, stone, cast stone, or terra cotta on a Main Street ground floor	50%	25%	Not required

Percentages apply to the opaque wall area of each street-facing facade; glazing is excluded from the calculation.

- ~~(1)~~ Primary materials are brick; natural or manufactured stone; cast stone; terra cotta; wood; fiber-cement siding or panels; architectural precast concrete; **architectural metal panels with concealed fasteners**; and other materials approved **by the Planning Commission through alternative compliance** based on equal durability and dimensional quality.
- ~~(2)~~(5) Secondary materials include stucco, exterior insulation and finish systems, split-face or decorative concrete masonry, **architectural metal panels with concealed fastener**; exposed structural metal, and vinyl siding on a residential building in Center or Gateway. Secondary materials do not count toward the primary-material minimum.
- ~~(3)~~(6) The following are prohibited on a street-facing facade: unfinished or painted standard concrete masonry units; exposed plywood or oriented strand board; corrugated or ribbed metal siding not designed as an architectural panel; mirrored or highly reflective glass; and vinyl siding on a nonresidential building or any Downtown street-facing facade.
- ~~(4)~~(7) Exterior insulation and finish systems and vinyl siding are prohibited within 8 feet of finished grade on a street-facing facade.
- ~~(5)~~(8) A material transition shall occur at an inside corner, outside corner, horizontal expression line, structural bay, or another intentional architectural termination. A thin applied material shall not terminate at an exposed wall edge without a return of at least 2 feet.

D. Windows and Doors

- (1) Required transparency shall comply with Section 5.06. Window and door openings shall align within vertical bays and shall be recessed or projected from the surrounding wall plane by at least 2 inches, except a curtain-wall or storefront system.
- (2) Upper-story windows shall be vertically proportioned or grouped into vertically proportioned bays. This requirement does not prohibit a contemporary curtain-wall system that otherwise complies with articulation and transparency standards.

- (3) A street-facing service door, overhead door, or loading door is prohibited in Downtown and Center unless no other building facade can accommodate the feature. Where permitted, it shall be integrated into the facade and shall not exceed 20 percent of the street-facing ground-floor width.
- (4) Exterior security shutters or grilles shall be located inside the window or door opening and shall be an open-mesh or visually transparent design when closed.

E. Storefronts

- (1) A ground-floor commercial storefront shall include a transparent display-window area, a principal entrance, and a base or sill not more than 36 inches above sidewalk grade.
- (2) A storefront bay shall be between 15 and 30 feet wide unless the structural bay of a lawful existing building establishes a different module.
- (3) A sign band, awning, canopy, transom, or other horizontal element shall distinguish the storefront from upper stories. Signs remain subject to Article 9.
- (4) A tenant alteration shall preserve or restore an existing historic storefront opening where the opening is structurally sound and compatible with the ground-floor use.

F. Roofs and Building Termination

- (1) A flat-roof building shall include a parapet, cornice, coping, or other terminating element with a projection, recess, or height of at least 6 inches.
- (2) A pitched roof visible from a public street shall use architectural shingles, standing-seam metal, slate, tile, or another durable roof material. Exposed membrane roofing shall not be visible from the street at ground level.
- (3) A false mansard or applied roof element that does not correspond to the building mass is prohibited.

G. Visible Side and Rear Facades

- (1) A side or rear facade visible from a public street, public open space, or residential use shall use materials and detailing consistent with the street-facing facade and shall comply with the applicable blank-wall limit.
- (2) At least 50 percent of the opaque wall area of a visible side or rear facade shall use a primary material listed in Subsection C.
- (3) A rear facade facing a public parking lot or pedestrian connection in Downtown shall include at least one public entrance or architectural entrance feature when the interior layout permits public access from that direction.

H. Mechanical Equipment and Utilities

- (1) Rooftop mechanical equipment shall be screened from ground-level view from an abutting public street and residential property by a parapet or equipment screen integrated with the building design.

- (2) Ground-mounted mechanical equipment, generators, transformers, meters, and similar utilities shall be located behind the front building line and screened in accordance with Section 6.10.
- (3) Screening material shall be compatible with the principal building and shall permit required access and ventilation.

I. Additions and Adaptive Reuse

- (1) An addition shall be differentiated from, but compatible with, the existing building through massing, floor alignment, materials, opening pattern, or a recessed connection. The addition is not required to replicate historic details.
- (2) A rooftop addition shall be stepped back at least 10 feet from a street-facing facade of a building constructed before 1945, unless the addition is not visible from the opposite sidewalk.
- (3) An adaptive-reuse project may retain lawful existing openings, floor heights, materials, and structural bays. New work shall comply with this Section to the extent required by Section 5.03.

J. Parking Structures

- (1) A parking structure in Downtown or Center shall contain an active ground-floor use with a minimum occupiable depth of 20 feet along at least 75 percent of each primary street frontage and 50 percent of each secondary street frontage.
- (2) In Gateway, a parking structure frontage not occupied by an active use shall be screened by architectural panels, masonry openings, public art, landscape trellises, or another permanent treatment that conceals parked vehicles and headlights.
- (3) A parking-structure opening shall be vertically and horizontally aligned with the facade bay system. Sloping floors shall not be expressed on a street-facing facade.
- (4) Vehicle entrances shall be located on a secondary street, alley, or internal drive where feasible and shall not occupy more than 30 feet of a street frontage.

SECTION 5.10**Supplemental Standards for Certain Use Groups****A. General**

- (1) The standards of this Section supplement the district, use-group, Article 4, and general standards of this Ordinance. They apply whether the use group is permitted or requires special land use approval.
- (2) A special land use shall also satisfy the general standards of Article 11. The Planning Commission shall make written findings addressing this Section and Article 11.

B. Group 4 - Major Assembly and Education

- (1) A facility designed for more than 300 occupants, 150 students, or 500 event attendees shall submit a traffic, pedestrian, and event-management plan addressing arrival and dismissal periods, bus and rideshare loading, emergency access, queuing, and neighborhood impacts.
- (2) A primary pedestrian entrance shall connect directly to the public sidewalk and to every parking or drop-off area serving the use.
- (3) Outdoor gathering and play areas shall be located and screened to minimize unreasonable noise and light effects on adjoining dwellings.

C. Group 6 - High-Activity Mixed Use

- (1) Outdoor waiting, queuing, smoking, or event areas shall be shown on the site plan and shall not obstruct a sidewalk or required pedestrian route.
- (2) A service, animal-relief, or refuse area shall be located behind the front building line and at least 25 feet from a dwelling on another lot, unless enclosed within a building.
- (3) A special land use in Downtown shall demonstrate that expected peak attendance, hours, noise, deliveries, and parking can be accommodated without materially impairing adjoining residential use or the pedestrian function of the district.

D. Group 7 - Large-Format Commercial

- (1) A large-format establishment shall place its principal entrance and at least 40 percent of its occupied floor area within 60 feet of the primary street frontage or a public plaza connected to that frontage.
- (2) A street-facing facade shall include a publicly accessible entrance or entrance feature at intervals not exceeding 100 feet.
- (3) A building exceeding 200 feet in length shall provide a pedestrian passage, major facade break, or public plaza at intervals not exceeding 200 feet.
- (4) Parking shall be divided into modules and connected by a pedestrian spine in accordance with Sections 5.07 and 5.08.

E. Group 8 – Flex Employment and Low-Impact Production

- (1) Production, assembly, fabrication, testing, storage, and handling shall occur within an enclosed building, except incidental loading and temporary delivery activity.
- (2) Loading docks, overhead doors, exhaust equipment, and material handling shall be located on a rear or internal facade and screened from a public street and residential use.
- (3) The use shall comply with the performance standards of Section 6.11 and shall not create detectable vibration, odor, dust, smoke, glare, or excessive noise at a residential lot line.
- (4) Truck routes and delivery times may be established as conditions of special land use approval where necessary to protect residential streets and peak pedestrian periods.

F. Group 9 - Vehicle-Oriented Uses

- (1) **Purpose.** These standards allow necessary vehicle-oriented services in Center and Gateway while protecting pedestrian safety, coordinated access, the public realm, and adjoining uses.
- (2) **Access and circulation.**
 - a) The site shall use shared access and cross-access where physically and legally available.
 - b) The number of curb cuts shall be the minimum necessary. No new direct access to M-52 or Old US-12 shall be approved when reasonable access is available from a side street, shared drive, or internal circulation system.
 - c) All queuing and circulation shall be accommodated on site without obstructing a street, sidewalk, bicycle facility, fire lane, or adjoining property.
 - d) A traffic and queue analysis shall be provided for a drive-through, vehicle wash, fueling station, or other use expected to generate recurring stacking. The analysis shall identify the design-hour demand and demonstrate that the proposed supply prevents spillback.
- (3) **Building and frontage.**
 - a) In Center, a principal building containing an active customer or office use shall be located in the required placement zone and shall satisfy the frontage-occupancy standard. A stacking lane, service bay, vehicle display area, or principal parking field is prohibited between the building and the primary street.
 - b) In Gateway, a principal building, publicly accessible forecourt, or qualifying public-realm feature shall satisfy the frontage-occupancy standard. A fuel canopy does not count as principal-building frontage.
 - c) Overhead doors and service-bay openings shall face a rear or internal lot line. If no other orientation is physically possible in Gateway, the opening shall be set back at least 100 feet from the street and screened from view.
- (4) **Pedestrian access.**
 - a) A direct, continuous, accessible pedestrian route shall connect the public sidewalk to the

principal entrance.

- b) A pedestrian route shall cross a stacking lane at no more than one location. The crossing shall be raised or constructed of contrasting material and shall be located where drivers have clear sight distance.
- c) A sidewalk connection shall be provided to each adjoining site where cross-access is required.

(5) Paved-area and landscape treatment.

- a) Parking, stacking, vehicle display, vacuum stations, service areas, and fuel facilities visible from a street shall be screened in accordance with Article 7.
- b) Vehicle display shall be set back at least 15 feet from a street right-of-way in Center and 20 feet in Gateway and shall not occupy a required sidewalk, landscape zone, or sight-distance area.
- c) A fuel canopy shall use materials and colors compatible with the principal building.

(6) Operational impacts.

- a) An outdoor speaker shall be oriented away from residential property and shall not be located within 150 feet of a dwelling on another lot unless an acoustical study demonstrates compliance with Section 6.11.
- b) Refuse, vacuum equipment, air compressors, wash-bay openings, and similar noise sources shall be located and screened to minimize effects on residential property.

G. Group 10 - Storage and Distribution

- (1) A self-storage or warehouse building shall place an office, lobby, showroom, or other regularly occupied space along the primary street frontage.
- (2) Individual storage-unit doors, loading docks, and outdoor storage shall not face a public street and shall be screened by a building or a masonry wall and landscape buffer.
- (3) Outdoor storage shall be enclosed by a screen at least 8 feet high and shall not exceed the height of the screen. Stored material shall not be visible from a public street or residential property.
- (4) Truck circulation shall be internal to the site and shall not require backing from a public street.

H. Group 11 - Outdoor and Animal Activity

- (1) An outdoor activity area, animal run, or kennel exercise area shall be at least 50 feet from a residential lot line and shall include a solid or landscape screen at least 6 feet high.
- (2) Lighting and amplified sound shall be directed away from residential property. Hours of outdoor activity may be limited as a condition of special land use approval.

- (3) A pedestrian connection shall link the principal entrance, parking, outdoor activity area, and public sidewalk.

I. Group 12 - Major Infrastructure and Principal Parking

- (1) A principal surface parking lot shall satisfy the placement, frontage, landscape, tree, pedestrian, and lighting requirements applicable to the district. In Downtown, a street wall or public-realm feature shall occupy at least 80 percent of the primary frontage.
- (2) A principal parking structure shall comply with Section 5.10.J.
- (3) A major utility facility shall locate equipment away from a primary frontage and shall use a building, masonry wall, landscape screen, or combination to prevent direct views of equipment from a street or residential property.

J. Group 13 - Specialized Infrastructure and Collection

- (1) A use shall comply with every applicable federal, state, and local siting and technical requirement and with the specific-use standards identified in Section 5.04.
- (2) Equipment, collection containers, fencing, and service areas shall be located behind the front building line and screened from streets and residential property.
- (3) A recycling collection center shall not include outdoor processing, crushing, dismantling, or long-term accumulation of material. Containers shall be covered, leak-resistant, and maintained in a clean condition.

SECTION 5.11

Review and Flexibility Procedures

A. Administrative **Approval of Minor Modifications**~~Adjustments~~

(1) Purpose. An administrative adjustment is a limited modification of an identified design or dimensional standard for a site-specific physical constraint. It is not a variance and shall not authorize a use, building height, intensity, or development right otherwise prohibited by this Ordinance.The Planning and Zoning Administrator may approve a minor modification to an eligible dimensional or design standard identified in this subsection when a site-specific physical condition prevents strict compliance.

A minor modification is an administrative approval authorized by this Article. It is not a variance and shall not authorize a use, building height, number of stories, intensity of development, or other development right prohibited by this Ordinance.

(1)(2) Eligible adjustments. The Planning and Zoning Administrator may approve one or more of the following:

- a) A shift of a placement-zone boundary by not more than 5 feet or 10 percent, whichever is less;
- b) A reduction in required frontage occupancy by not more than 10 percentage points;
- c) A reduction in required transparency by not more than 5 percentage points where an existing structural wall, utility, or code-required building component prevents compliance;
- d) An increase in maximum entrance spacing, blank-wall length, or articulation interval by not more than 10 percent;
- e) A reduction in a landscape-zone, island, soil-volume, or screening dimension by not more than 10 percent, provided the required plant quantity and intended screening or canopy function are maintained; and
- f) Another adjustment expressly authorized by this Article.

(3) Application. A request for a minor modification shall be submitted in writing and shall identify:

- a) The specific standard for which the modification is requested.
- b) The extent of the requested modification.
- c) The physical condition creating the need for the modification.
- d) The reason strict compliance is not reasonably practicable.
- e) The manner in which the proposal continues to satisfy the purpose of the applicable standard.

The Planning and Zoning Administrator may require a site plan, survey, elevation, photograph,

utility information, engineering information, or other documentation reasonably necessary to evaluate the request.

- (4) **Standards for approval.** The Planning and Zoning Administrator may approve a minor modification only upon written findings that all of the following are satisfied:
- a) A lot dimension, irregular property boundary, topography, existing lawful building, utility, easement, natural feature, or requirement of another governmental agency creates the need for the modification.
 - b) The requested modification is the minimum necessary to reasonably address the identified physical condition.
 - c) The modification is not requested solely for convenience, financial advantage, or reduction of development cost.
 - d) The proposal substantially maintains the intended pedestrian, frontage, landscape, access, screening, canopy, or compatibility function of the standard being modified.
 - e) The modification will not create an unsafe condition or a material adverse effect on adjoining property or the public realm.
 - f) The proposal remains consistent with the purpose of the applicable zoning district and this Article.
- (5) **Conditions of approval.** The Planning and Zoning Administrator may impose reasonable conditions directly related to the requested modification and necessary to maintain the purpose of the applicable standard.
- (6) **Modifications not authorized.** Administrative approval under this subsection shall not:
- a) Authorize a prohibited use or modify a permitted-use or special-land-use classification.
 - b) Increase the maximum permitted building height or number of stories.
 - c) Reduce a minimum residential-transition setback.
 - d) Increase permitted density or intensity of development.
 - e) Modify an accessibility, fire, building-code, engineering, or other applicable health or safety requirement.
 - f) Modify a condition imposed by the Planning Commission, City Council, or Zoning Board of Appeals.
 - g) Approve a modification exceeding the numerical limits stated in this subsection.
 - h) Grant relief that must be considered by the Zoning Board of Appeals as a variance.
- (7) **Decision and record.** The decision shall be issued in writing and shall identify:
- a) The standard modified.

- b) The extent of the approved modification.
- c) The findings supporting the decision.
- d) Any conditions of approval.
- e) The decision shall be maintained with the zoning and site-plan records for the property.

(2)(8) **Appeal.** A decision of the Planning and Zoning Administrator under this subsection may be appealed to the Zoning Board of Appeals in accordance with Article 15. Article 15 already provides for appeals of administrative decisions and authorizes the ZBA to affirm, reverse, or modify the decision appealed.

(3) **Required findings.** The adjustment shall be approved only upon written findings that:

- a) A lot dimension, irregular boundary, topography, existing lawful building, utility, easement, natural feature, or agency requirement creates the need for the adjustment;
- b) The adjustment is the minimum necessary and is not requested solely for convenience or cost reduction;
- c) The proposal maintains the intended pedestrian, frontage, landscape, access, and compatibility function of the standard;
- d) The adjustment will not create an unsafe condition or material adverse effect on adjoining property; and
- e) The proposal remains consistent with the applicable district purpose.

(4) **Prohibited adjustments.** An administrative adjustment shall not modify a permitted-use classification, special land use requirement, maximum building height or story limit, minimum residential transition setback, parking maximum by more than expressly authorized, accessibility requirement, fire or engineering standard, or condition of a prior Planning Commission approval.

(5)(9) **Notice and appeal.** An administrative-adjustment decision shall be in writing and may be appealed to the Zoning Board of Appeals under Article 15.

B. Alternative Compliance Planning Commission Approval of Alternative Design

(1) **Purpose.** The Planning Commission may approve an alternative design for an eligible Article 5 standard where the applicant demonstrates that the proposed design achieves an equal or better result than strict compliance.

Approval under this subsection is intended to permit an alternative method of satisfying the purpose of a standard. It is not a waiver or variance.

(2) **Eligible standards.** An alternative design may be considered for standards governing:

- a) Building placement.
- b) Frontage occupancy or frontage treatment.

- c) Façade design and articulation.
 - d) Parking-lot layout or placement.
 - e) Landscaping, screening, or tree planting.
 - f) Pedestrian connections or public-realm improvements.
 - g) Building-design requirements.
 - h) Another standard expressly identified as eligible for alternative design approval by this Article.
- (3) **Application requirements.** The application shall:
- a) Identify each standard for which alternative design approval is requested.
 - b) Describe the strict-compliance design.
 - c) Describe the proposed alternative.
 - d) Explain how the alternative satisfies or exceeds the purpose of the standard.
 - e) Include plans, elevations, calculations, photographs, precedent examples, or other evidence sufficient to compare the proposed alternative with strict compliance.
- (4) **Standards for approval.** The Planning Commission may approve an alternative design only upon written findings that all of the following are satisfied:
- a) The alternative advances the purpose of the applicable standard and zoning district.
 - b) The alternative provides an equal or greater level of pedestrian safety, street definition, architectural durability, tree canopy, screening, connectivity, compatibility, or public-realm quality, as applicable.
 - c) The alternative does not authorize or increase a prohibited use, maximum building height, number of stories, density, operational impact, or encroachment upon adjoining residential property.
 - d) The alternative is compatible with existing and planned development on adjoining property.
 - e) The alternative will not create an unsafe condition or material adverse effect on adjoining property or the public realm.
 - f) Approval will not establish a precedent that would impair consistent administration of this Ordinance.
- (5) **Conditions of approval.** The Planning Commission may impose reasonable conditions necessary to ensure that the approved alternative provides the equal or better result upon which approval is based.
- (6) **Limitations.** Approval of an alternative design shall not:

- a) Authorize a use prohibited by Section 5.04.
 - b) Modify a permitted-use or special-land-use classification.
 - c) Increase the maximum permitted building height or number of stories.
 - d) Waive a statutory, accessibility, fire, building-code, or engineering requirement.
 - e) Modify a condition of a prior approval without following the applicable amendment procedure.
 - a)f) Replace or limit the variance authority of the Zoning Board of Appeals.
- (6) —The Planning Commission may approve an alternative method of compliance for a building-placement, frontage, facade, parking-layout, landscape, tree, public-realm, or building-design standard when the applicant demonstrates that the alternative achieves an equal or better result:
- (7) —The application shall identify each standard for which alternative compliance is requested and shall include plans, elevations, calculations, photographs, precedent examples, or other evidence sufficient to compare the proposed result with strict compliance.
- (8) —The Planning Commission shall make written findings that:
- a) —The alternative advances the purpose of the standard and the applicable district;
 - b) —The alternative provides an equal or greater level of pedestrian safety, street definition, architectural durability, tree canopy, screening, connectivity, or public-realm quality, as applicable;
 - c) —The alternative does not increase an otherwise prohibited use, height, density, operational impact, or encroachment on residential property;
 - d) —The alternative is compatible with existing and planned development on adjoining property; and
 - e) —Approval will not impair consistent administration of the Ordinance.
- (9) —Alternative compliance shall not authorize a use prohibited by Section 5.04, modify a special land-use classification, increase maximum building height, waive a statutory requirement, or replace the variance authority of the Zoning Board of Appeals.